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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, JANUARY 10, 1980, 10:00 a.m., AT
1095 CONNECTICUT STREET, SAN FRANCISCO, CA.

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TENTATIVE AGENDA

* * *

1. ROLL CALL:

   Joan M. Byrnes, Chairperson
   The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
   Booker T. Anderson, Commissioner
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

   (a) Resolution - Authorizing the Executive Director to Execute a Long Term Lease with the Hunters Point Boys Club

10. NEW BUSINESS:

    (a) Resolution - Authorizing Revision No. 2 to Phase VIII Modernization Budget - Potrero Annex, CAL 1-10; Yerba Buena Plaza Annex, CAL 1-18(2); 1815 Egbert Street and 440 Turk Street Offices

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, January 10, 1980

Minutes

1095 Connecticut Street
San Francisco, California

The Commission Meeting of the Housing Authority of the City and County of San Francisco met in regular session at 1095 Connecticut Street, San Francisco, California, on Thursday, January 10, 1980, at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by Chairperson at 10:15 a.m.

Roll Call found the following members to be:

PRESENT:
Joan M. Byrnes San Jule, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Booker T. Anderson, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

EXCUSED:
Ben L. Hom, Commissioner

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Chairperson San Jule declared a quorum present.

2. VISITORS:

Cleo Wallace, President, PHTA
Christine Neal, Vice President, PHTA
Sadie Gray, PHTA, Sunnydale
Reuben Smith, Executive Director, Hunters Point Boys Club
Karl Kimbrough, President, Hunters Point Boys Club Board of Directors
Jay B. LaFoe, Hunters Point Boys Club
Ursula Anderson, President, Senior Citizens Citywide Council
Frances E. Williams, Harbor Slope Tenants Association
S. T. Kilona
Gladys Fontenot

3. APPROVAL OF AGENDA:

Commissioner Anderson moved for approval of the agenda with a second by Vice Chairperson Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Chairperson San Jule said on page 2 of Personnel Committee Report where it reads "Housing" it should be "Houston". Commissioner Anderson moved for approval of the minutes with the necessary correction with a second by Commissioner Brooks. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

Secretary stated that the Housing Authority was involved in a search for a labor negotiator for the Authority's labor relations problems. He said the Commission had been forwarded the resumes and background information on persons who had expressed an interest in being considered for the position. He asked the Commission for direction as to whether or not they wished to conduct these interviews

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as a Committee of the whole or if the matter should be referred to the Personnel Committee. The Secretary suggested these interviews be conducted as soon as possible. The feeling of the Commission was that this matter be turned over to the Personnel Committee and Chairperson San Jule directed the Personnel Committee to set up a meeting at the earliest convenience.

7. COMMITTEE REPORTS:

None.

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

HUNTERS POINT BOYS CLUB LEASE

RESOLUTION NO. 2300

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE AND EXECUTE A LONG TERM LEASE AGREEMENT FOR CERTAIN PROPERTY ON THE HUNTERS POINT HILL WITH THE HUNTERS POINT BOYS CLUB OF AMERICA

* *

RESOLUTION No. 2300

* * * * * * * * * * *

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO PREPARE AND EXECUTE A LONG TERM LEASE AGREEMENT FOR CERTAIN PROPERTY ON THE HUNTERS POINT HILL WITH THE HUNTERS POINT BOY'S CLUB OF AMERICA

* *

WHEREAS, the Commission of the San Francisco Housing Authority adopted Resolution 2066 at their regular meeting of January 27, 1977, a "Resolution authorizing application for acquisition of land at 729 Kirkwood, City and County of San Francisco, California, to be used as a continuing site for the Hunters Point Boy's Club."

WHEREAS, the San Francisco Housing Authority took possession of said property on October 14, 1977,

WHEREAS, the Hunters Point Boy's Club is desirous and has the funds to partially develop the property for recreational purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Executive Director be and he is hereby authorized to do all things necessary and proper to enter into a 50 year lease with the Hunters Point Boy's Club for the property as described in Exhibit #1 to this resolution, which exhibit is also made part of this resolution by reference.

APPROVED AS TO FORM

____
(Counsel)

____
(Date)

Secretary said that this resolution was held over from the November 29, 1979 meeting and it involved the lease between the Authority and the Hunters Point Boys Club. This issue was tabled as it required further discussion with PHTA and the residents. He stated that these meeting have taken place and has been brought back before the Commission for action. The Secretary also said that representatives from the Hunters Point Boys Club were present to answer any questions the Commission may have.

Rueben Smith, Executive Director of the Hunters Point Boys Club, said they did not wish to make a presentation but would be pleased to answer any questions.

Vice Chairperson Ubalde said that he had previously raised the question regarding the acceptability of young girls or young women to participate in the Boys Club and he had recommended that the agreement be drafted so that it does not discriminate against young females and he wanted to be sure that the Boys Club was aware of the feelings of the Commission. He further stated that it be stipulated in regards to the specific consideration which was pointed out by the Executive Director on page 4 of the agreement "offering a wide variety of co-educational activity for people of all ages". Vice Chairperson Ubalde said he made a telephone call to the Boys Club and was told by a staff person that girls or females were not allowed to participate in basketball and weightlifting. He said if this is correct he would like to get some information on these specific things.

Mr. Rueben Smith stated that the Boys Club does not have a gym and have been using other gymnasiums. Mr. Smith said the children are in the process of getting their physical examinations and that the girls would need physical examinations before either of them (boys and girls) can participate in any physical activity. He also said he had a Certificate of an Article of Incorporation for the Hunters Point Boys Club that was amended in 1968, stating that the Boys Club would accept girls in their activities. It was noted that the Hunters Poing Boys Club had the first girls club in San Francisco. Commissioner Ubalde requested a copy of the Article of Incorporation be made available to the Executive Director.

Commissioner Cook congratulated Mr. Smith for being able to be offered the lease and that the Housing Authority does support these kinds of activities. He said he had a few questions regarding the agreement. Commissioner Cook said he noted that the agreement gave the Boys Club the privilege of tearing down the buildings and what did it mean and why was it in the lease? Mr. Smith said the building that they are using in in a temporary building and $10,000 was spent to fix the building. He said the building was erected in 1943, and the building is in need of rehabilitation. Mr. Smith said the Boys Club has been in this building for over 20 years.

Commissioner Cook also questioned the liability insurance as there was no set amount in the agreement and he wondered whether it was needed so that the Housing Authority would not be liable. Mr. Smith explained that at the present time the Hunters Point Boys Club has a $300,000 liability insurance. Mr. Smith said he would check with their insurance carried to ascertain if this amount of insurance was sufficient coverage before the lease agreement is signed.

Commissioner Cook then questioned the hiring policy of the Boys Club as it related to the hiring of tenants and people in the community. Mr. Smith said that they have tenants and people in the community working for them at the present. He said they have two ladies working with a food program, they have two mothers serving the food and a young man that works in the game room that is attending San Fancisco City College, a young fellow working in the office handling the equipment and answering the telephone and accounting. He said that in approximately two weeks they were starting a new program - Delinquency Prevention and Fair Leadership. This will involve a group of children from the ages of 12-17 with three of those working in the club having permanent supervision and chaperoning the group on trips and working with the younger group.

Commissioner Anderson asked if the children had an understanding of nutritional preparation, i.e. proper dieting, good proper foods. Mr. Smith said the Secretary-Treasurer on the Board of Directors is a dietitian. Commissioner Anderson said that he realized how important it is to want to maintain a good sound physical body, while at the same he recognized that with people regardless of the economic status are not maintaining a good nutritional program. He asked if it were possible along with the physical development, the Boys Club could also

RESOLUTION NO. 2301

* * * * * * * * * *

RESOLUTION AUTHORIZING THE RELEASE OF FUNDS DESIGNATED BY THE BOARD OF SUPERVISORS FOR ACQUISITION OF THE INTERNATIONAL HOTEL

* *

WHEREAS, the San Francisco Housing Authority Commission passed Resolution No. 2298 setting aside the Resolution of Necessity No. 2061 pertaining to the International Hotel on December 13, 1979; and

WHEREAS, by Resolution No. 946-79 of the Board of Supervisors of the City and County of San Francisco approved the use of contingency funds under the Community Development Act for the purpose of assisting the Authority in the acquisition of the International Hotel site; and

WHEREAS, the City pursuant to Resolution No. 946-79 transferred such funds for property acquisition in the amount of $1,275,000; and

WHEREAS, the Housing Authority pursuant to such action by the City, filed action No. 716-421 in Eminent Domain and placed such funds, entrusted to the Housing Authority, in the Superior Court for acquisition of the International Hotel site; and

WHEREAS, pursuant to Resolution No. 2298 setting aside the Resolution of Necessity the Housing Authority desires to return such funds to the City held in the Superior Court.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Funds in the amount of $1,275,000 designated by Resolution No. 946-76 of the Board of Supervisors now held in the Superior Court pursuant to Eminent Domain action No. 716-421 be returned to the City of San Francisco, Mayor's Office of Community Development.
2. The Superior Court in action #716-421 release such funds to the Housing Authority for return to the City of San Francisco, Mayor's Office of Community Development.
3. The Executive Director is directed to do everything possible to see that such funds are returned to the City as soon as possible.
4. This resolution shall take effect immediately.

APPROVED AS TO FORM:

Lois L Johnson
Lois L. Johnson
Counsel

DATE: Jan 9, 1980

The Secretary stated that the foregoing resolution authorizes the release of funds that have previously been designated by the Board of Supervisors for the acquisition of the International Hotel site. By previous action the Commission has taken the appropriate steps not to proceed with that acquisition pursuant to a request from the Mayor. He said this resolution authorizes the return of these funds to the Mayor's Office of Community Development.

Commissioner Cook inquired as to where the funds came from originally? The Secretary stated that the funds were appropriated by the Board of Supervisors in 1975 from the Community Development Block Grant. This $1.2 million was set aside for acquisition of the International Hotel under the eminent domain proceedings. Commissioner Cook also asked if it were possible to add an addendum to express the concern of the San Francisco Housing Authority that this money be used in Chinatown for housing? The Secretary said he thought it would be appropriate and he felt it did not defeat the basis content of the resolution. He said the Mayor's Office has already indicated a preference that whatever funds remain from this be used for housing in Chinatown.

Commissioner moved that the Secretary draft a few sentences or a paragraph to indicate the Housing Authority's preference that these funds be directed toward housing and preferably senior housing in the Chinatown area. This was seconded by Commissioner Ubalde. Commissioner Anderson had a question on the motion. He said that he had no objections to the motion but in a meeting held on January 9, 1980 with HUD, serious reservations were raised relative to the probability of new site construction and at this point given the housing construction situation, scarce availability of land, and high cost of construction it may detrimental to limit these funds to senior housing. He said it may be possible to just say for the use of housing and then this way the funds may be used for maintenance, security, rehabilitation, etc. Commissioner Cook agreed with the question on the motion. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Booker Anderson Preston Cook Betty Brooks
NAYS:	None
EXCUSED	Ben L. Hom

11. TENANT REPRESENTATIVE REPORT:

Cleo Wallace, President, PHTA reported that on January 9, 1980, an election was held in Randolph and Head development and about half of the residents were present. She said she had a listing of all new officers and that they would be present at the next Commission meeting. Aside from that she said they had a listing of 18 complaints from that area. She requested the Chief of Maintenance and his staff to have a look at the facility because otherwise the entire building would have to be rehabilitated. She said the roof is gone, all the walls are mildewed and the plaster is coming off and the windows are reported broken. This is one of the newer sites and the PHTA will be serving food and also they would be requesting a stove and refrigerator. She said PHTA met with the State regarding the food program for over a month. Mrs. Wallace said that a Mrs. Akron and Marty Martinez of the Child Nutrition Program in Sacramento visited a total of eleven sites and there is a possibility of 15 sites. The PHTA plans are to start with a supper program and recreation in all of the developments and there are numerous requests to Maintenance regarding work before the Fire Department and Health Department can issue permits. Mrs. Wallace said they plan to involve the community and the city college in terms of getting the older students or adults to handle the recreation. She said the Potrero site was visited and that there are problems with roaches, windows need repairing and cleaning. The are things that the Fire and Health Departments will require to be done before a permit can be issued. Mrs. Wallace said a proposal was sent to the Mayor's Office for 15 CETA jobs to held throughout the City in the different project areas and to have a person to work with tenant groups. The PHTA will be asking the Commission for support. She said she had a meeting with Eunice Elton and staff a few months ago and they did receive a commitment regarding staffing.

Chairperson San Jule asked Mrs. Wallace if the jobs were primarily recreational or what were they? Mrs. Wallace said they were a Program Coordinator, Senior Counselor, eight Housing Counselors, one Accountant, one Nutritionist and two secretaries.

Commissioner Anderson asked Mrs. Wallace what was the nature of the program conducted by the Community College District in Chinatown? Mrs. Wallace said that it was a tutorial program. The group received a grant and although they will be serving the residents of housing they will also be working outside of housing.

Commissioner Anderson inquired if the PHTA had a commitment from the Community College District for personnel for the recreational program?

Mrs. Wallace said they did not. Chairperson San Jule asked if this program was coordinated with the Housing Authority's Tenant Services or is this completely outside? Mrs. Wallace said Dennis Guest was asked to participate in the program and he had sent Carol Norris. She said the PHTA would be working Tenant Services to pull together the total package.

Chairperson San Jule asked if any Potrero Hill residents would like to address the Commission and discuss any of the problems they may have?

Patricia Accooe, Potrero Hill, said they have had a number of problems such as no heat; no hot water; stoves out, defective refrigerators and also roaches. Everytime they call maintenance there is no reply. She said she was without heat for two weeks. She said the situation is bad at Egbert Street. Problems are reported, but no one writes them down.

Mrs. Leola Brown said she called Maintenance two weeks ago to report that her oven was out; she called again on January 9, and someone hung the phone up on her. She said she did not know the operator was but it was around 3:30 in the afternoon.

Commissioner Anderson suggested that all personnel answering the telephone give their name before the called gives the complaint and also suggested that this become a Housing Authority policy. He said it is disrespectful to treat people as theough the were inhuman and was corwardly to hide behind a telephone.

Mrs. Wallace said for the last few years the staff has been directed to give a number. She said about three weeks ago she visited the Egbert Street office and asked when the operators started using numbers. She said that after 3:00 in the evening, the telephones are cut off.

Rosa Lee Banks said her concerns were regarding the Scavengers service. She said they dump garbage all over the place. They are the ones that clean the place up. She said there are not many people working in Potrero and the ones that are do not clean up very well. She also said there is no paint inside or on the outside; there are rats and roaches; no hot water early in the morning or late at night. She said they needed hot water all the time.

Vera Henderson said she filed a grievance complaint against the Housing Authority and a hearing was held on August 7, 1979. She said a decision was made that she should be leased a 3 bedroom apartment or a transfer. She said there is an available apartment in Potrero ready to be leased and why is it she cannot get the unit. She also stated that she has five children and is living in a 2 bedroom apartment.

The Executive Director said he would communicate with Mrs. Henderson regarding the status of the 3 bedroom apartment. With respect to the other maintenance problems, the Executive Director said these are obviously long standing problems. The Housing Authority is making some corrections and changes in those but obviously not fast enough but he would like to continue to listen to these complaints. The Executive Director said that Mr. Custus would prepare a report to be submitted at the next Commission meeting or the first meeting in February regarding changes that are contemplated in the Maintenance area.

Mrs. Tanner, a resident of Potrero for 25 years, said that she had called Mr. Williams on June 20, 1979 regarding painting her place. She said nothing has been done and she called again in July regarding her broken faucet running water constantly. On December 13, 1979, a call was made regarding a broken toilet stool. She said there was dog mess all over her porch. She called the manager

and nothing was done. She said the tenants have to sweep the yards; windows cannot be raised and when it rains you cannot get out of the front door because of all the water in the yard. Mrs. Tanner said she was told that her place would be painted by the first of the year. She said she would pay for her own paint and paint the place herself.

Jeanette Lewis, a resident of Alemany, said she has been having problems. She said Maintenance painted the outside of the building but did not do anything inside. They have a basketball court that need asphalting; there are roaches and rats. She said they called the City Health Department regarding the rats and they responded immediately and took care of the rats. She said the whole building needs revamping and also the entire housing situation in San Francisco. Mrs. Lewis said she moved from Chicago in 1975 and the conditions there and in New York are terrible, but we are not living there and this city is supposed to live a lot better. She also stated that she did not receive notice of the meeting until the morning of the meeting.

Commissioner Ubalde suggested several of the Commissioners volunteer and meet with the tenants on the site in order to see exactly what tenants are referring to. He said he will recommend to the Executive Director that several Commissioners set aside a time to meet with the tenants.

Mrs. Frances Williams said the Commissioners should go around and investigate some of the units, because she has lived in public housing since she was 10 years old and she knows the problems. Just talking does not solve the problems in the projects.

Mrs. Sadie Gray, a Sunnydale tenant, said that on December 21, 1979, the day of the Sunnydale Christmas party, there was no one at the Sunnydale Community Center to unlock the doors. She said the Housing Authority Police did not have a key and they had to wait for at least two hours to have the Center opened.

Commissioner Cook asked Commander Dangerfield if he would look into this situation and see why the Housing Police did not have keys.

Commander Dangerfield said that as a rule when there is a function, the Housing Police are notified in order that the doors may be opened. However, there seems to be a mix-up in communication. He said the place had been rekeyed and they did not receive a key but that he would work this out with Maintenance.

Commissioner Cook said that he recalled that at a previous meeting Mrs. Gray raised a question regarding a few thousand dollars, and if that matter had been resolved. Mrs. Gray said yes it had. She said they had the play equipment but because of the weather they have been unable to install it.

Mrs. Lucille Diggs said she called Maintenance to report her stove being inoperable, and that new lights are needed on the side of the house. She said the lights have not been on since August. She also said the faucet is broken and rusty and water will not run through. She said a maintenance man came and said he could not fix it but then they send her a bill for $6.33 and why send her a bill if they cannot fix something.

Mrs. Enola Maxwell, who is a former tenant, said she is sure all the problems being brought before the Commission are not new. She said she has been the same complaints for years and nothing is being done. She said it is time for us to ask some questions "who is responsible", who is supposed to see that these things get done. What are out plans for public housing in this city. She said we talk about buying land and building housing, and that first we need to repair and remodel the housing that we have and bring them up to living conditions. She said to live in a housing without hot water, heat, stove to prepare food in unheard of in this day and age. She said we should try and change the image and put the problems where it lays - in the City and County of San Francisco. She said it is not the responsibility of the tenants to keep up housing, it is the responsibility of the owner; that it is the responsibility of the Authority to see that the housing is maintained; that the plumbing is adequate; that the electricity is adequate; the the grounds are kept clean. Mrs. Maxwell said that most of the people are good

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[illegible]

[illegible]

Mrs. [illegible] Community Center [illegible]

[illegible]

[illegible]

[illegible]

[illegible]

[illegible]

honest, hard working people who pay their rent and they should not be punished because there are a few people that do not keep their housing clean and pay their rents. We all know about roaches and rats but unless the units and the grounds outside are maintained it is impossible to do anything about the housing conditions and some effort has to be made to make the situation more liveable for people to change their quality of life again. Every person living in the City and County of San Francisco is responsible for the upkeep of the houses. Mrs. Maxwell said the Commission is the advocate for the people and the Commission should see to it that their policies and responsibilities are carried out.

Mr. Bill Carter said the same problems exists now that existed when he was a child and that has been many years ago. He asked what the priorities are: He said no hot water, heat, or a stove should be considered priorities. He stated that the Commission should make a list of priorities that need attention. Everyone should stick together to apply pressure where its needed the most. He asked the Commission to stay on the staff that supervises the Maintenance crew and if they cannot get the work done they should be fired.

Vice Chairperson Ubalde said he wanted to express appreciation for the comments that have been made and especially thanked Mrs. Maxwell. He said that in many ways it affirms and sustains the kind of discussion the Commission has had in determining the kinds of priorities that the Commission needs to stress. He said he would like to make a couple of recommendations and being comprehensive perhaps they need to be focused on further.

Vice Chairperson Ubalde said that on the Tuesday previous he made a stop at 440 Turk Street and there was an extremely long line of applicants. He said he interviewed three of the applicants who were applicants and the wait was from 2-1/2 to 3 hours. He said it seems that there is something inadequate in the service to the citizens to have to wait that long. He suggested to staff that they present the Commission some policy in regards to (1) if there should be further applications accepted knowing that we already have over 5,000 applicants who are not being housed and that they needed to know what direction needs to be followed in that respect. He said why keep families waiting 3 or 4 hours when we know we cannot house them immediately; (2) present to the Commission priorities that need to be stressed in the 1980's. He said three of the Commissioners met with HUD and they gave some direction in regards to the programs that are forthcoming and their perception of what is going on in the San Francisco Housing Authority. He said he was concerned about the pessimistic outlook toward new housing and that the Commission needed to know if our emphasis would be on modernization or new housing, and that the Commission needs to make a determination in what direction to go. He further stated that the Commission, tenants, the staff and all of us basically need to know the specific timetable, directions, or recommendations and problems of the Maintenance Department. Everyone should be invited to hear from the Director of Maintenance at the next meeting. Mr. Custus should tell the specific problems and we should hear from him in regards to the specific soulutions and timetable so that we can all be accountable to each other. Commissioner Ubalde said he was discouraged when he heard from Mrs. Tanner having to wait for such a long time to have her maintenance request taken care of. He said he was able to reconcile that we are not able to move and solve some of these problems in two or three weeks, but the Commission should make some specific policy regarding priority request for maintenance. In conclusion Commissioner Ubalde strongly urged that the Executive Director and his staff present a specific policy direction to the Commission to be reviewed and action taken immediately.

Mr. Charlie Walker said that he had an occasion a few months ago to be in a meeting with the Chairperson, Booker T. Anderson and other staff and had told them at that time that this agency had hired an individual out of state knowingly to police the community, carrying machine guns and intimidating people in the community. The agency kept him on the payroll. Mr. Walker stated that at one time this man drew a machine gun and he went home to get his gun and said that the next time he drew his gun on him he would kill him. He said the Executive Director and the Board were aware of what was happening. It was a dangerous situation in the community. Mr. Walker said Malcolm Williams was shot because of the way he was doing the people in the community. He said he begged Carl Williams to take this man out of his position working with the community. Wil Ussery was the only one to take any action, he took the man off the job for two or three weeks. Mr. Walker said the Chairperson said the could not fire him because there was no basis. Mr. Walker went on to say that Carl Williams is not sensitive to the needs of the community and neither is the Commission. He said they knew the danger all the time and that the agency hired Malcolm Williams to kill people in the community.

Commissioner Brooks said that Mr. Walker was wrong and that the Agency did not hire anyone to kill people in the community or anywhere else.

Mr. Walker said they know for a fact that someone in this agency or within the city hired him, permitted him to carry a machine gun in the community. He said the Board was aware of it, the Police were aware of it, the Mayor was aware of it and the Commission was aware of it because he was in a meeting with the Commission and everyone was told. Mr. Walker said the community had a right to protect themselves against gun carrying hoodlums.

Mr. Sylvester Brown said that on November 8, 1979 he called the office of the Executive Director to inform him of Malcolm's intimidating people with 30 caliber bullets, with a banana clip M-16, which he stated he has used before. He said no one would talk to him and that the Secretary said the Executive Director was not in. The Mayor's Office was informed, through Inspector Molinary, and they said there was nothing they could do until something happens. Mr. Brown said he then went to Wil Ussery who stated that Malcolm did not have a machine gun, but Malcolm drew his gun on Charlie Walker, Sylvester Brown and John Christian in 1978. A meeting was held the day before with Jack Crowder to ask him to resign but Mr. Crowder was not in the office. Mr. Brown said that Malcolm Williams in on three payrolls including the Housing Authority. Dave Verrett-Amoroso is paying Malcolm and James Fields, who operates the AOL. Mr. Brown said all contracts should be stopped until this extortion game is stopped. He said extortion leads to murder and that is what is going to happen. He said discrimination is going on as well - no women are being hired for the jobs on the Hill.

Gladys Fontenot said they gathered into a group back in the summertime and went to all the offices and called people on the telephone and told them not to bring Malcolm Williams back into the community. She said that when Malcolm was there he threatened them with machine guns, called them names, did not want to hire them in the community and hired his daughters and they had to beg for jobs and she feels that everything that happened on the Hill on that past Tuesday the Housing Authority is responsible. She said that now Jakie has to go to jail for someone that did not mean them any good.

Frances Williams said that they asked that Malcolm Williams be removed in 1977, when he first came aboard. Mr. Carey put him in Potreto Hill. She said she went down to the Affirmative Action office on Third Street to see James Fields. On the wall there was a notice saying that Carl Williams had sent a memo that no one is to be hired up in Harbor Slope unless Malcolm

She said that she and Pat Brown went and talked to the black contractors and she told them that she needed a job. He said that Carl Williams had sent him a memo that Malcolm did the hiring. Mrs. Williams said Malcolm had her daughter go and buy boots, and other things for painting and then turned around and hired his daughter, his girl friend and the whole family. She said that no one from Harbor Slope is working on the Hill. She said that Malcolm told them that if they came down and closed the job site that he was going to blow their brains out. She also said he had a black van with machine guns inside. She said she did not have any feelings for Malcolm and that the shooting was overdue.

Pat Brown said that the next time it may not be Malcolm it may be Mr. Carl Williams.

Commissioner Cook said he appreciated the tenants coming to the meeting and especially Mrs. Maxwell's eloquent speech. However, he did disagree with the tenants that the Commission does not care. He said the Commission does care and that they want to provide decent housing for everyone. The Mayor has made that clear. He said there are very few Mayors that have any concern for public housing, but this Mayor does and this Commission does. Commissioner Cook said he has learned a lot today and he was especially concerned about the shooting of Malcolm Williams and what he would like is cooperation from all the tenants. He said he would personally go to the District Attorney with what he has heard and if there is anyone in the room that would like to testify, and he thinks it is necessary, then he will call for an investigation. He said that there should be no one within the Housing Authority, except the Housing Authority Police, carrying guns and that he will have a resolution at the next meeting that will be very clear that there will be no guns carried by employees of the Housing Authority except under the direct supervision of the Commander.

Mrs. Maxwell said that this is not a problem that has just begun for the City. She said every Mayor that has ever been in office has made the same statement that the present Mayor has made. They all know about this, and if the Commission has to come to Potrero to hear the problems, then they do not need to be a Commissioner. She stated that housing is a big business and big business needs their own private investigator. She said the Commissioner needs someone to give them some inside information; an investigator that the people can talk to and that person can talk to the Commission on a day-to-day basis if things are going to get cleaned up.

Commissioner Cook asked for ideas and for the tenants to keep in touch with the Commissioner and he hoped everyone would do this so that the Commission would know what the concerns are, what the problems are and how to act.

The Executive Director said that about six or eight months ago the problem with Malcolm Williams was brought to his attention. At the same time the problem of possible extortion was also mentioned. Mr. Williams said he first went to the Mayor and told her that he had received unconfirmed allegations of criminal involvement in some of our construction sites in Hunters Point. The Mayor then instructed him to go to the District Attorney. Mr. Williams said he had several meeting with the District Attorney and as a result of those meeting the District Attorney interviewed and taped several conversation with people. The District Attorney's office has made a full report and he asked them then and also since this shooting if there was any basis of criminal involvement or more importantly was there any basis upon which the Executive Director could take action on Mr. Malcolm Williams for carrying a gun. The District Attorney told the Executive Director "no". The Executive Director stated to the tenants that if they had a problem with this to take it up with the District Attorney. He also said he is not about to terminate any staff person on unconfirmed allegations regardless of what anyone feels. He said every person has a right to a hearing and that it is a due process and there has to be facts - proven facts - to terminate an employee. Mr. Williams said that he will not fire an employee simply because he is unpopular with someone. He said that some of the people present may be in similar situations at some other date and someone will say "I don't like Frances Williams", "I don't like Sadie Gray, so fire them". He said that is not the way it works. The Executive Director said he was a sorry as anyone about what had happened to Malcolm. He said Malcolm was on the payroll long before he came to the Authority. Malcolm was not hired by the Executive Director. He said if Malcolm was hired as an "enforcer" he was hired by someone other than himself.

The Executive Director said he had wanted to hire a private investigator, but Mayor Moscone said "no", and that the District Attorney's Office was the appropriate place to conduct any criminal investigations. The matter was again taken up with Mayor Feinstein and he was also told that the District Attorney's Office was the appropriate mechanism. He said the District Attorney's Office has investigated and there is a report they can make to the Mayor and the Commission if they want to have it.

Mrs. Wallace requested that the records show that Malcolm was indeed moved from Hunters Point because there had been questions raised about it and she was personally on the Board at that time. She said he was transferred from Potrero to Westside Court. After Mr. Williams because Acting Director he was put back on the Hill for whatever reasons. There have been numerous complains regarding Malcolm. Mrs. Wallace said the records can be checked and find that this is correct. She said that when Malcolm was hired a Labor Representative, George Evankovich, served on the Commission and through George and Bud Johnson, people were hired from that union hall; Malcolm was one of those persons that had influence within the Union.

Mrs. Wallace said she also had heard that the 40 units that was originally 200 units, from the California Housing Finance Agency, would not be awarded to the Housing Authority. Mrs. Wallace said the Commission or someone needs to give some answers in reference to this.

Commissioner Anderson stated that this project along with one other is a real probability. Commissioner Anderson said he would check on this matter as soon as the meeting is adjourned.

A tenant asked what was going to be done now about Malcolm. The Chairperson said that there would be an investigation and that the Commission would right on top of things.

Mrs. [illegible] said [illegible] not [illegible] for the City. [illegible] the present Executive Director [illegible] If the Commission had [illegible] It [illegible]

Commissioner [illegible] touch with the Commissioner [illegible] Commission would know [illegible]

The Executive Director said that [illegible] position with [illegible] Williams was arranged [illegible] the problem of possible [illegible] was also considered. [illegible] went to the Mayor and told him that he had received [illegible] The Mayor then instructed him to go to the District Attorney. [illegible] The District Attorney [illegible] Mr. [illegible] Williams [illegible] the Executive Director [illegible] He also said he [illegible] to terminate [illegible] Mr. Williams [illegible] "I don't like [illegible]", "I don't like [illegible]". He said that he [illegible] The Executive Director [illegible] He said [illegible] long before he came to the Commission [illegible] Director. He said if [illegible] other than himself.

The Executive Director said he had [illegible] investigator but [illegible] the appropriate place to [illegible] investigations [illegible] taken up with [illegible] Office and the [illegible] investigated and there is a report [illegible] they want to [illegible]

Mrs. Wallace requested that the report [illegible] Mr. Williams [illegible] Mrs. Wallace said [illegible]

Mrs. Wallace said she also had [illegible] from the California [illegible] to the [illegible] Commission [illegible]

Commissioner [illegible] is a real possibility. Commissioner [illegible]

A [illegible] The Chairperson said that there would be [illegible]

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:55 a.m.

Chairperson San Jule as a point of privilege introduced the following resolution in memory of James San Fong, and stated that the foregoing meeting would be in his memory.

RESOLUTION NO. 2302

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IN MEMORY - JAMES SAN FONG

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RESOLUTION NO. 2302

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IN MEMORY - JAMES SAN FONG

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WHEREAS, James San Fong, Commissioner of the San Francisco Housing Authority, passed away on December 28, 1979; and

WHEREAS, James San Fong served the residents of San Francisco public housing with distinction and compassion; and

WHEREAS, James San Fong worked diligently to improve the San Francisco Housing Authority so that it could better serve the low-income and elderly in San Francisco.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this meeting, January 10, 1979, of the San Francisco Housing Authority, be conducted in memory of James San Fong.

APPROVED AS TO FORM:

____
Lois L. Johnson, Counsel

Date:__________________________

SAN FRANCISCO HOUSING AUTHORITY

January 24, 1980

The agenda for this meeting is missing

SF
H65
#3
1/24/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, January 24, 1980

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:10 a. m., Thursday, January 24, 1980.

1. ROLL:

Meeting was called to order by Chairperson Joan Byrnes San Jule, at 10:10 a.m.

Roll call found the following members to be:

PRESENT: Joan Byrnes San Jule, Chairperson
The Rev. Dr. A. C. Ubalde Jr., Vice Chairperson
Booker T. Anderson, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

ABSENT: Ben L. Hom, Commissioner

Chairperson declared a quorum present.

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ALSO PRESENT:

Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Cleo Wallace, PHTA
Morris Everson, Painters Union #4
Pearl Turner, Bernal Heights
Tom Sullivan, PHTA
Christine Neal, PHTA
Ursula Anderson, City Wide Council for Senior Citizens
Sadie Gray, PHTA
Hak Gee, HUD
Theodore White, Yerba Buena (Pink Plaza)
Susan Hughes, HUD
Ballie Jean Sanders, Head & Randolph
Ellen D. Coggs, Head & Randolph
Arnold G. Townsend, WAPAC
Sylvester Brown
Charlie Walker, BVHPCC

3. APPROVAL OF AGENDA:

Commissioner Ubalde moved for approval of the agenda as presented; seconded by Commissioner Cook. Unanimously approved.

4. APPROVAL MINUTES:

The Secretary stated that a number of problems were encountered in preparing the minutes from the last meeting. The minutes will be redone and referred to the Commission for action at a subsequent meeting.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Secretary reported no matters to report at this time other than presentations are being prepared to be given by a number of Department Heads at subsequent meetings, regarding the operations of their respective departments as well as some of the policy issues the Commission should content with.

Mr. Williams stated the first report today is part of the New Business and is the Maintenance Report. Dennis Guest, Director of Resident Services, is to present his report at the next meeting. Thereafter, Will Ussery will present his report at the subsequent meeting, and the meeting following that date, Troy Dangerfield will present a report on security operations.

7. COMMITTEE REPORT:

None

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

The Secretary addressed the Chairperson, Commission and the audience, stating that in lieu of the major concerns, the question of dual competency to perform and provide the appropriate and proper amount of maintenance needed to be dealt with. There are a number of problems associated with the maintenance operations. The Secretary told the audience that many of them have been in those conditions for some time and therefore, were aware of what the difficulties were.

Mr. Williams then introduced Mr. Larry Custus, Director of Maintenance, inviting him to give a report and an outline that Mr. Custus will be following with some of the issues to be discussed. Mr. Williams also mentioned that Mr. Custus has a written presentation , which Mr. Custus distributed to the Commission.

Mr. Custus presented the following report on maintenance:

Housing Policy:

Mr. Custus raised the question of the purpose of Public Housing, also stating there was no general policy. As a consequence. it causes some difficulties in planning maintenance, if the purpose of Public Housing is to provide a place of permanent residence. Any maintenance planned aroung that policy would necessarily have to be long-term planning, i.e., refrigerator and stove servicing, rather than on a short-term basis. He would get into that as the Commission proceeded through the report.

Commissioner Ubalde excused himself, stating he didn't understand what was meant by no housing policy in regard to the definition of public housing.

The Secretary answered in regard to Maintenance.

Mr. Custus continued by answering Maintenance also, and continued with Goals and Objectives.

Mr. Custus stated in order to properly plan a maintenance program, there must be some goals and objectives set to give direction to the various departments.

Mr. Custus then instructed the Commission to turn to page two for an outline of the Maintenance Definition. He continued by stating the upkeep of property, machinery and facilities, including buildings, roads and grounds were included. Maintenance usually is characterized by its routine or reocurring services.

Chairperson interrupted by stating the recordation be made of Commissioner Hom arriving at the meeting at 10:25 a.m.

Mr. Custus stated Maintenance services encompass the upkeep of property, machinery and facilities as well as buildings, roads and grounds. Maintenance is usually characterized by its routine or reoccuring nature, the purpose of which is to keep facilities and systems functional. It consists of the upkeep of property and its components such as elevators, boilers, refrigerators, air conditioners and other equipment which are fixed parts of a structure; repair and replacement of floors, walls and windows, including the covering of floors, walls and windows, as well as repair and replacement of electrical, mechanical and plumbing equipment and fixtures.

Mr. Custus explained by stating maintenance by that definition is limited to Group 1 and 2 - Equipment and Physical Facilities. The various parts of Maintenance that are performed are:

A. Maintenance

1. Deferred Maintenance:

   That work which would have been performed had sufficient funds been available.

2. Demand Maintenance:

   That work requiring immediate attention, but not an emergency, i.e., breakdown of a boiler, an elevator, or a roof leak. These need immediate attention, but are not necessarily an emergency.

3. Emergency Maintenance:

   That work requiring immediate attention for health and safety reasons.

4. Planned Maintenance:

   That work scheduled to be accomplished at a future date for emergency reasons, i.e., when it is known that the life expectancy of a built up roof is approximately 15 years, there should not be a 15-year wait before planning to repair the roof. This is maintenance work that is pre-planned to be executed properly.

5. Preventative Maintenance:

   Work which must be accomplished to avoid breakdowns; general servicing of elevators, boilers and equipment that will break down if not properly serviced.

6. Routine Maintenance:

   Work accomplished on some cyclical basis, or is repetitive in nature.

Mr. Custus stated that in reviewing the maintenance operation, the past operational philosophy was to:

1. Quick Fix:

   Go out and make it work and get it back on the line; however, it only breaks down again because it has not been properly repaired.

2. "Radical Surgery"

That statement is there because there is an obvious need for staff changes, but there are severe consequences should these changes be made. Consideration should be given to making these changes.

B. Organization of the Maintenance Department:

Mr. Custus pointed out that the Organization Chart presented shows the current operational system of the department, which is under the jurisdiction of the Commission, working directly under the directives of the Executive Director. Mr. Custus is the Director of Maintenance and there is a vacancy for the position of Administrative Assistant and a Senior Clerk Stenographer to prepare reports and budgets. At present, he is supervising an Assistant Director of Maintenance and a Chief of Maintenance; all are functioning 'arms' of the department at this time.

Mr. Custus stated they are planning to reorganize. At present, the Acting Assistant Chief of Crafts is respoinsible for all crafts activity. A Timekeeper works independently, reporting to the Assistant Director. A Refrigerator Clerk takes requests for paint and refrigerators; reports to the Assistant Director. Then there is the Genearl Laborer Foreman and the laborers who report directly to the Assistant Director, plus the Assistant Chief of Maintenance and Planning, dispatchers and a control room. Mr. Custus continued to refer to the organization chart, stating this was the area of controversy at the last Commission meeting, indicating that this is the functional organization as of this week.

Mr. Custus continued on Model age two of the Organization of the Maintenance Department. The Crafts labor area and the Maintenance Department have the following personnel:

General Labor Foremen	2
Labor Foremen	8
Laborer II	23
Laborer I	46
Resident Caretaker Foreman	1
Resident Caretakers	24
Carpenter Foreman	1
Carpenters	9
Tile and Linoleum Layers	3
Glaziers	4
Plumbing Foremen	2
Plumbers	9
Electrician Foreman	1
Electricians	3
Heating Engineer Foreman	1
Heating Engineers	3
General Paint Foreman	1
Paint Foremen	2
Painters	18

TOTALS:

Foremen	20
Journeymen	147
TOTAL WORKING PERSONNEL........	167

Mr. Custus continued his presentation, referring to the location of the Maintenance office and shops.

The Central Maintenance Office is located at 1815 Egbert Avenue, from all which all maintenance activity is directed.

Satellite shops are located in the following project areas:

- Alice Griffith
- Bernal Heights
- Hayes Valley
- Holly Courts
- North Beach
- Plaza
- Potrero Hill
- Sunnydale
- Valencia
- Westside

Mr. Custus then discussed Housing inventory. As best as he can determine, this was not included in the documentation (written presentation). The Authority has 7,120 apartment units, of which 5,663 are occupied and 1,452 vacant.

Commissioner Anderson asked Mr. Custus to make those statistics available.

Commissioner Cook asked as to what did this include in regard to the vacancies; did it include the rehabilitation from Hunter's Point?

Mr. Custus replied that these vacancies included the Hunter's Point rehabilitation, as well as the vacant, vandalized and fire damaged units, plus the regular turnover. This includes all the vacant units the Authority is responsible for managing and maintaining.

Commissioner Hom asked Mr. Custus to explain the meaning of satellite shop.

Mr. Custus explained it is a shop where some maintenance service can be performed; there are tools and equipment supplies and materials there which would eliminate the need for a craftperson to return to the corporation yard at 1815 Egbert Avenue to pick up a piece of material.

Chairperson Byrnes San Jule asked Mr. Custus how many of these 1,452 vacant units were a part of the Hunter's Point rehabilitation area.

Mr. Custus replied by stating he did not have a breakdown on that; however, Hunter's Point is in Area 7.

Commissioner Anderson intervened, stating the breakdown was the information the Commission needed. The Commissioner stressed that he didn't need the information about how many people were working. That kind of information is vital.

Mr. Custus said there are 947 vacant units in Hunter's Point Area 7.

The Secretary stated the overall rehabilitation in Hunter's Point is in the neighborhood of close to 1,000 units --- about 900 and something units. In addition to that, there are some 200 units that are being demolished.

Mr. Williams then stated that it may have been counted as part of the vacant units inventory, as well, so the last statement Mr. Custus defined as 'vacant' are all the units in Hunter's Point under rehabilitation.

Mr. Custus asked if there were any other questions relating to this portion of the report.

Commissioner Anderson stated he wanted an obvious answer to the question he raised as to what effect vacancies have upon the revenue in generating revenue. He considered that a key question.

Mr. Williams answered Commissioner Anderson by stating it makes a substantial impact. A unit that is vacant by definition means that no one is there; therefore, no rent is received. The Housing Authority, except for modernization and other funds, has only two (2) associate sources of revenue to carry out its functions. Those are in the form of the operation substitutes and HUD --- the revenues arrive from the rent.

Mr. Williams continued by stating a unit that is vacant, but not in condition to be occupied does cost the Authority a tremendous amount of loss in revenue. It has been estimated the Authority is losing somewhere in the neighborhood of $30,000 per month as a result of however long those units not in condition to be occupied are kept off the rent rolls.

Commissioner Anderson replied, "I see; what it means is that if we (the Authority) can get something, forget about the business of making these vacancies available. Forget the collection of something like, what? $2 million in uncollected rents?"

Mr. Williams answered Commissioner Anderson by stating the delinquency of unpaid rents is in that neighborhood; yes.

Commissioner Anderson: "Around $2 million?"

Mr. Secretary replied, "Yes."

Commissioner Anderson stated he thought the public ought to know that the Authority is being criticized for low maintenance activity. Part of the reason for this is, if we had the $2 million of uncollected rentals...when you criticize us (the Authority) about maintenance, also bring up the question of what can we (tenants) do to collect the $2 million of uncollected rents?

There was an outburst of replies from the audience: "Federal Housing!"

Commissioner Anderson told the audience that is what he is saying.

Mrs. Cleo Wallace, President of PHTA, stated to Commissioner Anderson that what he said was in a different form; where it hurt more than it helped....

Commissioner Anderson interrupted, stating he is well aware of the difference between vacancies and the uncollected rents.

Mr. Sylvester Brown, from the audience, stated it was the way the property was maintained in the first place is what caused the people not to pay rent - "your staff's attitude toward maintenance".

Chairperson Byrnes San Jule asked Commissioner Anderson to continue.

Commissioner Anderson commented that if the audience would pay attention to what he had to say....

Chairperson interrupted and requested that no comments be made by the audience until Mr. Custus had completed his report, after which time there would be sufficient time for questions and answers. Chairperson then asked Mr. Custus to continue his report.

Mr. Custus stated that by taking the occupied units, which number 5,668 and comparing that with the nine (9) plumbers, that would give each plumber a workload of approximately 600 units. The 5,668 units have approximately 168 boilers; therefore, four (4) heating engineers would have to maintain 168 boilers. There are only four (4) electricians available to maintain all of these 5,668 units. Maintenance has 18 painters to paint these units. The statistics as to the square footage of all of these units is not known. There are only nine (9) carpenters to maintain these units, and now the carpenters and plumbers are assigned to areas 1, 2, 3 and 4. There are two (2) plumbers who float to help other plumbers, or to maintain or to assist in some types of emergency situations.

Mr. Custus then referred to page three (3) of the presentation report.

4. Work Order Statistics:

Covered the period from September 1979 to December 1979.

Mr. Custus asked that the written presentation typed December 1980 be corrected to read December 1979.

Mr. Custus continued with the #4 Work Order Statistics.

The 145 boiler trouble calls...the currently pending plumbing work orders backlog is on the backup sheet.

Mr. Custus went on with #5, stating that as we look to the plumbers - at the beginning of the period, we received 805 work orders, issued 1,143 and completed 793. About 40% of the work load was completed for that period, which was the month of December.

Mr. Custus stated from the presentation that the 826 work orders assigned to nine available plumbers averaged 92 work orders per plumber, for that month, which is really pretty poor.

He stated what they're trying to do is to plan the next target area which will be Potrero. Potrero will be the next target area to return the vacant units to the rent rolls.

Mr. Custus added we spend a lot of time rebuilding old stoves and that attributes to why the plumbers work load is somewhat diminished because they have to go out and utilize parts from a particular stove model and rebuild it clean it and take it and put it back on line.

He stated refrigerators have simular problem aside from the fact the quality of the refrigerator is questionable the parts for the refrigerator and the time it takes to rehabilitate one then, there are other problems in delivering the refrigerator. He conintued that the refrigerator problem becomes acute, that is why the policy of how we operate is a serious problem because it dictates what stove and refrigerator policy should be.

Mr. Custus referred to the Door installation of lock proof doors, the problem they're having is they can't lock up things satisfactorily in the Plaza area where are continuous complaints about garbage being in vacant areas, in Sunnydale they get continuanc complaints on facant rooms thar being vandalised.

We are attempting to lock up all open spaces where possible. We have constructed a new door and locking system which almost certainly requires a key to open. At the same time we are moving to replace doors on Boiler Rooms, Utility Rooms and other storage areas. Another problem is we can't secure our boiler fooms, meeting rooms and switch gear that are used for electrical operation.

He stated they are attempting to work out the details of the shades that will help maintenance and firm the original process, he continued it costs us rather dearly to change a shade if a carpenter hs to go out.

He stated we have one person who is capable of making keys, the locksmith and he covers all 5,600 units.

Mr. Custus stated when a complaint comes in for a gas leak and it may be from a pilot light and a plumber is sent out to either verify it is a serious gas leak or relight the pilot. He stated it cost approximately $30.00 to relight a pilot light.

Commissioner Cook asked doesn't PG&E normally take care of this in the private sector?

Mr. Custus answered that PG&E does not respond to our calls because they stop at the meter. He also added any units we have that are singlepoint meters. PG&E doesn't go beyond that therefore we get limited assistance form PG&E. The Hunter's Point area and Holly Court are getting some service from PG&E.

Commissioner asked is this what the litigation is about where we have joined in with Oakland Housing Authority and other Authorities?

The Secretary answered that cost factor is not the thing that is going to solve this particular factor, he stated that the litigation is realted to.

Commissioner Cook stated to make his point very clear he asked are our public housing units being treated differently by PG&E than private housing units?

Mr. Williams answered that is absolutely correct and not only PG&E but the POlice Department, Fire Department and the Health Department. He stated everyone treats public housing differently than they do private residency, this has been going on for years

Commissioner Cook asked the Commission to instruct Council to direct a letter to PG&E to start dealing with this particular problem.

Commissioner Cook continued he didn't see any reason why public housing tenants should be treated any differently by PG&E than anyone else. He stated we pay our bills like the private sector.

Chairperson asked Mr. Williams has this been attempted in the past?

Mr. Williams stated he was not familiar whether anything had been attempted in the past to try to remedy this situation.

Mr. Custus continued the Dogs and Cats problem. they cause mice and roach infestion. Feces cause lawn mower to malfunction and requires frequent cleaning of equipment. Deposits of waste are often found in hallways, stairways and elevators. Animals are kept in space found to be convenient. He stated this becomes serious problem with the dogs and cats from the Health stand point there are 4 people on the extermination crew for the 5,600 occupied units and 4 people on rat crew to bate all 7 areas.

Commissioner Cook stated this must be a top priority for this Commission.

Commissioner Cook said he had one last question. He then stated without pushing the sensitive labor negotiations, this Commission adopted a settlement from the strike last year which was very beneficial to labor.

Commissioner Cook then asked Mr. Custus have he seen any productivity increase since that settlement has been set?

Mr. Cusuts answered in some areas, yes - Mr. Custus stated in the cleaning areas he said definitely he has seen an increase in productivity and even that will improve because of our labor agreement provided that we be allowed to use mechanized equipment to paint, so in that area he stated yes; we have seen an increase in productivity.

Mr. Custus stated unfortunately there are areas where they have not witnessed an increase in productivity. He stated rather than to explore any thinkings that he may have in this form on that issue he would prefer not too.

Mr. Custus stated there is no quick fix answers for these problems. He stated these things have been going on for years. The tragedy is so bad that this is the first time a reprot has been put together.

Mr. Custus continued by stating thats why the Commission is seeing so many pieces of paper.

He stated he just figured out why the five year painting cycle couldn't be completed because the cleaning record has not been put together so it can be seen what is being painted. He stated he found out that they are painting and reapinting the same units over and over again. The trouble is the record keeping has not been done.

Mr. Custus stated to the Commission that they asked the question about the overtime. He stated the overtime for October and November for the plumbers came to $36,632.00 the total plumbers payment including the overtime was $102,605.00 He stated for the month of December the plumbers overtime accreued to $20,276.00 the grand total there was $69,062.00. He stated we (the Authority) are spending at such a rate $531,000.00 average per month we are spending at such a rate that we can figure to be shutting down around May. He stated this can be attributed to the main thing the department including the administrative staff is going to be out of business around May if we continue at this rate.

Commissioner Ubalde referred to Commissioner Cook's important question. He said we should hear the total report of the Maintenance Director so we (the Commission) can see the overall problems as they go before us.

Mr. Custus continued by stating that there are Workload Assignments and those workloads are approved from routine work orders, the request to prepare a unit for occupancy or request for service within occupied unit, there are emergency work orders that effect the Health and Safety of tenants or others in the area. He continued by stating we have Demand Work Orders which is the nature of the work requiring that its execution be accomplished immediately. There are refrigerator requests received from both tenants and managers for vacant units and the paint request from tenants and managers and paint requests from the Control Room.

Commissioner Ubalde made a point of personal priviledge and stated we have visitors and asked the Secretary, to ask someone to bring in some chairs.

Mr. Custus continued his report with number 6: Current work efforts are in process in the Plaza East, West and the Annex they have undertaken and upgraded 131 vacant units since the Mayor's visit in August we have completed 105 vacant units. He stated they have completed painting the exterior of the Wing and are now painting interior corridor walls. Completion of the 131 units program is scheduled for February 1, 1980. A new program to upgrade 11 vandalized units will then begin.

Mr. Custus stated those units have been off the rent roll and it is anticipated that those units will be available shortly. He said attachment #8 is included in the presentation.

Mr. Custus continued with we have under taken a program to return vacant units in the Senior Buildings to the rent rolls. He stated so far at 1760 Bush they have returned 6 units and at 255 Woodside they have returned 9 units and are now beginning to return 711 to 799 Pacific Street. He stated they are now bating for rats and mice and exterminating for roaches and other pest.

Mr. Custus stated Family Units aside from our effort in the Plaza Area are not doing much more than attempting to keep things operating.

Mr. Custus stated that from July through December 1979, 429 units were painted, plus the exterior of the Plaza units. What that expressed to him was that if 429 units could be painted in six months, then 860 could be painted in the period of a year. At that rate, of the 5,600 units, if 800 were painted per year, that would give us a repainting cycle of about seven years.

The important thing here is that of the 400 units under discussion that need to be repainted, if we (the Authority) continues, we cannot make the five-year painting cycle. The situation is that we are repainting a unit more than one time because someone moves in, stays a while, and for whatever reason they leave, a new tenant comes in, but the place is in such condition it has to be repainted. A unit is repainted after a tenant vacates, but it is not immediately reoccupied, and is vandalized; therefore we have to repair and repaint.

Chairperson acknowledged Commissioner Cook.

Commissioner Cook asked to step back one step, asking Mr. Custus that did he say that each plumber who works for the Housing Authority places three work orders per day? Commissioner Cook continued that the plumbers are paid $22 per hour; $176 for eight hours of work at three work orders a day at $58 per work order, Commissioner Cook asked Mr. Custus to explain a typical work order.

Mr. Custus answered by stating a typical work order may be to remove a washer, adjust the float valve. There is a report here, number six, in the package which shows item 717, sink faucet repair - 168 of them. Twenty percent of the calls are for sink faucet repairs. Item 725 is toilet flush repair - 150 of them. Eighteen percent of the incoming work orders are basic faucet repair... item #109, which consists of 13% of the calls.

Commissioner Cook stated this was very disturbing to him, saying it seems there are no productivity standards whatsoever amongst the plumbers and something must be done about this. He didn't think that the government or the Housing Authority can afford to pay someone $58 to change a faucet. He could do that himself for a couple of bucks, and he would have a good salary. Those wages are ridiculous!

Mr. Custus stated he agreed with Commissioner Cook, but he didn't think the full story has been told. He agreed that to pay $58 or even $25 to change a faucet or to change a washer is rather extreme, but they're down to three work jobs a day because of the emergency work in which the plumbers participate.

What happens by having the plumbers stationed in different areas is to take care of problems such as sewer stoppage or stove clogging. One of the main problems is relighting pilot lights. They don't know when a call comes in where a tenant says he smells gas in their apartment, it's hard to tell if it would be a gas leak or extinguished pilot light since no assistance is forthcoming from PG&E, so someone has to be sent over.

Time is lost in that it takes a plumber at least one-half hour getting to the emergency site; secondly, if its in the Plaza building area or a high rise, the elevators may not be working, so if the apartment isn't on the first floor, there isn't too much he can do to make that person walk up those stairs. What he's saying is if the plumbers' activities are low, it is not because they are not working, there are some statistical problems contained in the report which needs to be read through.

Looking at the breakdown that's presented, this is what causes these types of occurences, for instance, two sewer problems at Potrero. These prompted a very, very serious problem, when we know what we should have been doing was going over there to replace the sewer line instead of unclogging the sewer.

Commissioner Cook said he had two questions:

(1) Did Mr. Custus have any suggestions for increasing productivity in Crafts and Plumbing and to cover each individual craft and find out what the productivity level is?

  (a) How much do they work?

  (b) Do they work a full day's work and if not, why not?

  (c) Overtime cost...how does that fit in with full workloads per class?

Commissioner Cook stated, in other words, the basic salary for one of our plumbers is approximately $176 per day, with fringes. He asked how often plumbers went out on overtime.

Mr. Custus answered by stating he had the overtime report for the past three months. There are proposals for improving productivity and the Commission might want to consider not making these proposals available in public session.

Mr. Sylvester Brown interrupted saying he didn't know why not.

Mr. Custus said it would reduce our ability to negotiate.

The Secretary, Mr. Carl Williams, interjected, stating the whole question as to productivity in the maintenance operations involves a series of problems with Union labor relations.

Mr. Williams said in his opinion, it is not just a simple matter of productivity. It has to do with jurisdiction line and relationships with one Union and another, as to what one Union can do and what another Union will not permit the other Union to do.

Mr. Williams continued by stating he agreed with Commissioner Cook, that he thought.....

There was an outburst from the audience initiated by Mr. Brown.

Chairperson asked the audience to refrain from outbursts, and that Mr. Brown had not been recognized.

Mr. Williams continued, stating the first question Commissioner Cook raised about productivity of the Unions or the productivity of crafts and the entire maintenance operations is one that the Housing Authority will have to deal with, and deal with in a very separate, reformed manner, because it does involve questions of Union jurisdiction. It involves the question of what work can be done by one Union versus another Union.

Mr. Williams stated all of that is tied into productivity, it is really involved. He suggests what needs to be done is to find out the tools of negotiations the Authority will be undertaking with the Union to try to reform the productivity matter. "In fact, I have already sent communications regarding my views on the matter. The Department of Housing and Urban Development has indicated its position on its long term commitment and I don't think it would be appropriate to discuss items that are more appropriately concerning Union issues in this particular conference." He said Council may want to give an opinion on that.

Those types of items that will be of immediate concern with the Union are more appropriately dealt with in those discussions. He thinks it is quite improper that the Commission indicate the policy concern and the things they perceive in policy, reflecting in those negotiations with the Unions.

Commissioner Cook stated he was extremely disturbed by this report and said it is much worse than he anticipated.

Mr. Custus continued with his report with the long term plan will be to develop a 10 year program with goals and objectives which is to be updated each year. This program will eliminate the procedures to accomplish the objectives and goals. The objectives will be established using tenant complaints and chronic building deficiencies as a guideline, monthly goals will be established for each craft area. Administrative Staff will have as its objectives cost reduction and a goal of 10% of saving based upon the approved budget.

He continued with Strategic Planning stating this plan will focus on improvements in the delivery of service and the quality of such service. The plan will incorporate a program to develop and implement policy and a procedures manual for the Maintenance Department. Improve security, cost control, inventory control and quality of staff and it performance.

Mr. Custus stated that he considered his report finished.

Chairperson San Jule stated she would like to take the questions and statements on at a time first from the Commission then from the persons present here today.

Commissioner Cook asked Mr. Custus to distinguish between the dogs and cats because he stated cats tend to be very clean animals and that they often get rid of the rodent problem, he also stated he even notice that his cat even crushes roaches occassionally.

Mr. Custus answered by stating the problem is the cat litter they put it in a bag put down the garbage shut or flush it down the toilet. He has a problem it is the availability of depositing the desposit that causes the problem as well as the dogs.

Commissioner Hom stated he would like to thank Mr. Custus for the report he stated it was a reprot that was overdue the Commissioners are all ne on the board and commended the reprot as being done in good fashion as best as it could be done, in view of time, money and people. Commissioner Hom stated the Commissioners job into the 80's as Commissioner Cook indicated earlier there will have to be a new eara of the new administration. He stated that there was no doubt in his mind as long as the other Commission Meetings that the first priority in our minds is to accomplish many goals for low income public housing residents, more constructive maintenance programs these things have to be done quickly but at the same time we must be business persons as well making this this recommendation in the budget.

Commissioner Hom continued by stating under the contuation of expenditures in the next few months as early as April or May the money will be gone like bankrupt that you (the Commission) must adopt some modification program in maintenance in a fashion that you will agree with that will workable along with the planned things. He stated it is necessary that as soon as Commissioner Ander's recommendation for the portfolio for representation that the new administration the new police chief and the continuation of the fire chief are limited to public housing facilities.

He stated the electric PG&E Company that we must investigate in all possibility from our Director, Mr. Williams and the staff to investigate into these problems areas. The public housing tenants have not been able to join not only is it necessary that we have such meetings with the Commissioners and the Mayor the Directors as well. He stated it is important that we have some study with the tenants of the public housing relief that he thinks it whould provide for maintanance otherwise the publice housing tenants will not be able to meet, nevertheless, we must provide for maintenance we must develop this new kind of maintenance for continuation to establish good business and good relationship with the other departments throughout.

Commissioner Cook asked Mr. Custus to explain why there is an apprarent lifference in statements by the Fire Department as opposed to getting to getting to the olice Deaprtment concerning the tenants within the Housing Authority.

Mr. Custus stated as best as he determine is that the Police Development takes he position whereas we have our own police and therefore they should maintain our control of our areas and the Fire Department recognizes that it and they act according. e stated the problem is obvious that the Fire Departmtne has not been pursueing its roblesm for a long period of time in our buildings and now all of a sudden they are emanding that all violations be fixed right away. He stated this can't be done.

Mr. Williams stated the Police Department has a histroic communication problem n respect to public housing residents. He stated he thought there was an attitude down hrough the ranks among the police department personnel that public housing and try to andle it. He stated that is a historic problem and that attitude would not change if e did not have our police. He stated the police department obviously know about our imited personnel and the training between our personnel and San Francisco Police Dertment that they cannot perform the city service to our residents to be known public ousing teanants.

Mr. Williams stated Commander Dangerfield makes his report on those lines regarding what Mr. Custus said, we will propose the recommendations regarding that also.

Commissioner Anderson stated a letter from the appropriate staff person ought to go to the new police chief in regards to this letter, we (the Authority) are in a new administration area and a new man and new staff maybe some new policies can be implemented because if they want to single out somebody in one of these projects and go in and shoot up the apratment they do that very successfully.

Chairperson San Jule agreed with Commissioner Anderson suggestion and suggested we (the Authority) set agreed with Commissioner Anderson suggestion that we (the Authority set up a meeting between the appropriate committee and the Police Chief to see if we can get service to the Projects.

Commissioner Anderson stated he would support that whole heartly.

Chairperson directed the Director to do so.

Commissioner Ubalde intervened by stating the meeting to take place also in the presence of the Mayor so that she would be apprized specificly of our specific concerns.

Chairperson San Jule asked Mr. Williams to follow through with this.

Mr. Williams answered he would do so.

Mr. Custus continued his presentation on Priorities on Vacancy, Restoration stating the first priority of the maintenance department will be reduce the number of vacant units. By so doing, we shall cause the elimination of Health and Safety Code Violations, improve tenant satisification and the general welfare of the Authority itself.

He stated maintenance shall, to the best of its ability proceed to eliminate Health and Safety violations which cause the tenants and physical facilities to be in jeopardy.

He continued with Complaint Reduction being the most serious area of maintenance involvement of a non-technical nature is the need for tenant complaint and improve tenant satisifaction. Improved communication via effect the Control Room Operation and Administration reduction in response time on complaints through tighter scheduling, better supervision and close coordination with Resident Services, Senior Citizen Staffs. The reduction in the backlog of paint request and the effective control of the pest infestation will be somewhat relieved. But until the Boilers operate with increase realiability and the integrity of roof systems are maintained, to leave only plumbing as the major area of complaint, littel improvement can be anticipated in this area.

Mrs. Custus stated from his presentation the Short Term Planning is to hold the line while planning for next years budget establishing goals and objectives and encouraging the staff to accept change.

The report was interrupted by an earthquake at 11:30 a.m.

Mr. Custus, Director of Maintenance continued with the presentation by stating Major problems are Vandalism the elevators, fire protection equipment, windows, doors, lights, and gase and electric meters destruction.

Mr. Custus stated other major problems are Sewers. Since April 1, 1979 we have cleaned 111 sewer stoppages. This does not include roof drains, floor drains, balconys' or other non tenant drains. He stated they're repairing 10 inch pipes with a 2 inch opening only to go out and fix that again and again. He stated the solution to that problem is to get the pipes out of there and find out what obstruction is in the pipe.

Mr. Custus continuedthe Boilers are in need of planned preventive maintenance. We have approximately 168 boilers steam generators with both low and high pressure vessels, we have a series of boilers that have steam generators, we have low and high pressure boilers and heating vessels. He stated the heating engineers also service and make repairs and improvements. The heating engineers have to go to senior buildings. We must send someone out to open and close radiator valves, we ought to thing about getting some thermostatically control valve so it would minimize that tenant to operate their own valve.

Mr. Custus continued with Roofs, we have a quick fix policy on roofs which leads to serious inconvience to tenants during the rainy season. He stated he also provides for adverse media coverage.

There is a program under review in the Plaza to see if the elevators in the Plaza can be replaced rather than to continue to repair those. The roaches and mice, there are attempting to put together a program that we can contract the service to speed up the extermination of these pests.

Mr. Custus stated we have relations with unions; maintenance activities are impaired because of past practice and tenuous relations with labor organizations. We have been successful in concluding negotiations with Locat #38 Plumbers; Local #6 electricians, Local #261 laborers and local #14 representing resdient caretakers.

Mr. Custus stated they have better relations with PHTA, the maintenance department performs various assignments for PHTA which are questionable as maintenance assignments. Many of these task come by default.

He stated that they have poor relations with tenants that maintanance department because of past practice and consistently poor response is the approximate cause of much of the tenant dissatisfaction and is the basis for tenant organization withholding rent payment.s

He stated they have better relationships with the Mayor's office the Supervisors attempting to respond to their request with dispatch.

He stated the maintanance department relations with the Health Department which they generally respond to their request within the alloted time to abate the problem.

He stated we have relations with the Fire Department, we are working with them now to abate a series of Fire Code Violations. Funds are available to complete many of the deficient items, but we have severe problems getting Bidders for the required work and often the bid price is unacceptable for the work to be performed in the Plaza areas specifically.

Commissioner Ubalde commented that we are finally beginning a factual discussion in regards to Maintenance without generalities and some specific things about tenants both conventional units and senior citizens, and in regards to their plights about maintenance or requests being answered but these are the facts. In a sense we can sink our teeth in at the same time.

He stated he was abit concerned and perhaps critical of the matter of the priorities presented to us (the Commission). He stated he thought it was a bit too general and he felt that the Commission and certainly the public ought to know specificly what further recommendations when you speak of vacancy, restoration, health, complaints etc., he stated a specific recommendation is needed in regards to ideal recommendations; the Commission would like to see regarding the crafts and other supports that you need. Some cost are needed to be seen in regards to some of the things you would like to see.

Commissioner Ubalde stated he is very concerned about the long term plan, he then stated to Mr. Custus a 10 year program is too long to make it a long term plan, there are too many unpredictable things. He stated a good maintenance manager talks about long term in regards to 4 or 5 years because there are too many unpredictable things that can arrive. He stated the need to be more specific, the need to see some guidelines that you would like to see us accomplish generalities like this are really repeating what was heard in the past, but he stated I do solemly commend you, Mr. Custus, for bringing the factual data concerning specific problems, that you think and all of us can sympathize with you in the daily operations that you face and he appreciate that deeply.

Chairperson San Jule commended Mr. Custus as well because it was a business like report. She stated one of the things whe would like to know and would like answered in the future, is what kind of services you think can be contracted out which wuld provide better service to the tenants at a lower cost. She stated she was sure and most concerned of course about the productivity regardint things like the plumbers and there has to be areas that we can contract these things out get the work done for less money and provide better service.

The secretary, Mr. Williams, stated Madam Chairperson on one of the proposed Resolutions that they have accompanied by Mr. Custus report was a matter of policy, this is the one Encouraging and Authorization the Competitive Contracts for Maintenance Services and if you (the Commission) would prefer to wait to get more specific before you adopt these Resolutions, we could. There are a number of areas of that we are trying to get for the Commission, he stated that there is an area that you authorize us and encourage us to pursue. He stated there is a long list of items, so many of them that he would prefer to have a basic policy along those lines and we use it in our operational functions from day to day as the discussions arrive.

He also stated referring to what Commission Ulbalde was aluding, relative to the establishing of priorities as to how we can direct our efforts. He stated there are a number of things and they are all important but we have to establish some means and rank as to how these things can be done. The Establishing of priorities is the matter of the vacant units. It is costing us revenue, it is also a Health and Safety factor and a Public Housing Authority issue. He continued by stating what we need to know is how to go not form a priority but to the restoration of vacant units. He stated we are beginning with the Plaza Area, the next will be Potrero Hill and we will continue to move as many personnel that can be assigned to assist in the restoration, and this is another Resolution accompanying this report.

Mr. Williams continued by stating that was not to say that we are going to ignore the other maintenance requests, we are obviously going to try to get to them, but we need some policy to focus some of our staff time and energy so that we can see some result of our product coming out of that, and one critical area is the vacant units.

Mr. Cusuts stated he would like to report that he agreed that a 10 year program for maintenance is rather long subject to alot of the changes that would occur. He stated this program is to be updated on an annual basis. He stated the point is he would be giving that kind of report if he had a well ran maintenance shop.

Mr. Custus stated there will be staff changes, personnel will have to be trained, procedure manuels have to be prepared, past practice have to be destroyed.

He continued I do not anticipate a histroy of 38 years changing in a short period fo time and its going to take time to bring in the people to make the staff changes, putting the systems in place, tenant cooperation, to get the funding, it's going to take time. Programs updated on an annual basisso we can know where we're going. Once we get the system in place, know how we are going operate and know what our responsibilities are and know what our conducting rates are, then we can move to a shorter span of time, but right now to correct what has been going on for years in the past is going to take more than a short period of time.

Commissioner Anderson stated he briefly wanted to point out that 9 months ago at this Commission he suggested that as long as we (the Authority) bounce their problems between the Commission and the tenants and the Mayors Office, we will be operating at a real loss. He continued that it will take the cooperation of business, industry, the tenants and the Commission to effect what we are talking about today.

He stated all of this is to say that we're really talking about an ingenerate political clod. He explained at that time that part of the problem is the past administration, to some extent the present administration do not have a clear cut committment to the continuation of public housing and this need to be dealt with from business, industry, the tenants and the Commission.

He stated not only in San Francisco but throughout the United States where there was past administration and present administration when there is no clear cut committment to Public Housing we are going to continue to have a problems. They tell you on paper many beautiful things on paper. It's sort of like the Civil Rights movement, where they passed all kinds of Civil Rights Laws but they never gave you any money and thats the real problems.

Commissioner Anderson stated the Contractors have a significant stake in Public Housing today, the business, the Commission and certainly the Tenants have a stake in Public Housing. He asked why can't we take a serious step to try to effect significant change relative to the problems we are talking about today? It will take cooperation from the leaders of business contractors, unions, tenants and the Commission. He stated we have enough sense to do that.

Commissioner Anderson continued this ia an election year get the Congressman here get the people running, the State Senators the Chairperson of the Democratic and Republican party here and say that we don't want to wait until next year for funds, not a long term plan but as immediate plan an appropriation for funds for renovation because unless we do this they're satisfied to keep us fighting among each other.

Commissioner Cook stated he wanted to thank Mr. Custus for a good report in light of that he moved that both Resolutions be adopted.

RESOLUTION 2303

RESOLUTION ESTABLISH PRIORITY FOR MAINTENANCE DEPARTMENT

* *

RESOLUTION 2304

RESOLUTION ENCOURAGING AND AUTHORIZING THE COMPETITIVE CONTRACTING FOR MAINTENANCE SERVICE WHEN APPROPRIATE

* *

Commissioner Ubalde seconded the motion.

UNANIMOUSLY APPROVED

Mrs. Cleo Wallace, President of PHTA, objected to the Resolution being passed because the Chairperson said very clearly that once the Commissioner's spoke on that issue that she would allow the people in the Audience to have some say, she explained we are not opposed to the Resolution but they do have some concerns about the Commission passing it before giving the tenants an opportunity to speak, then what Commissioner Anderson just spoke on doesn't carry any weight.

Mrs. Wallace addressed the Commission by referring to Mr. Custus report and that they have a Resolution from the Tenants, and she presented it on those boilers.

She stated tenants are her this morning basicly because for the past 2 months some areas from the first of the year, there hasn't been any hot water and what they're saying in accord with the lease that if it's not repaired with 3 days 72 hours and it involves the Health and Safety of the Tenants, we withhold our rent. She stated we went off the strike and tried to deal with this Authority at the Commissioners meeting, we were told by Mr. Williams some promises were made that he may want to discuss with the other Commissioners.

She stated the tenants are saying to the Commission that if the Boilers and How Water are not on within 72 hours in those areas involved, they will call in their engineers and present you with the bill. She commented on the other instances regarding the policy. She stated Mr. Williams, Commissioner Ubalde, and Commander Dangerfield met with the Police Department and the current Chief of Police who was the Chairperson at that meeting and we haven't gotten anywhere yet.

Mrs. Wallace stated regarding PG&E, Holly Court and Harbor Slop was the only 2 areas Housing Authority can pay directly to PG&E.

She noted that HUD awarded some money for some boilers at Sunnydale and a couple of other areas, those kinds of things that should have been a part of Mr. Custus report as he dealt with the wrong things in maintenance.

Mrs. Wallace continued by stating the other issue are the kinds of attitudes when tenants place complaints.

She continued with the 100 figurescan be sited from Mr. Custus reprot but the overtime is sickening. The workman close up on Fridays at 12:00, those are the things that should have been brought out.

Commissioner Cook stated to Mrs. Wallace he hoped she would continue to live-up to the spirit of our competive contracting REsolution that we just passed because if you go out and prepare those boilers you will have competitive bidding on that repair work.

Mrs. Wallace stated that they are not geared to be competitive, she continued with all they know is the tenants have no heat or hot water, and they are not concerned with competitiveness, especially since they've waited so long.

Commissioner Ubalde asked Mrs. Wallace if he was correct, that the tenants will call someone to repairfrom the outside, after 3 days, if Housing Authority would not take care of the complaint?

Mrs. Wallace stated, you did, and on the Rental Agreement Lease, on the back side signed by Public Housing Resident, it stipulates Health and Safety, it says within 72 hours rebate you may withhold the money.

Chariperson introduced the following resolution

RESOLUTION 2305

AUTHORIZING REVISION NO 2 TO PHASE VIII MODERNIZATION ANNEX, CAL 1-18(2); 1815 EGBERT STREET AND 440 TURK STREET OFFICES

* *

The Secretary stated the basic concern here is somewhere back in 1978 to be to be exact, some modernization funds which was intented at that time to renovate the Yerba Buena Plaza Annex to a senior Citizens comple. Mr. Williams stated $332,000.00 was set aside for this purpose. We looked at this we changed that decision based on the Community opposion to the matter but it will not be official to use that money to try to convert it to a senior citizens building, this does not even come close to what needs to bedone. That was a staff estimate at that time in 1978 of some money that was to appropriate and properly renovate the Pink Plaza to a Seniro Citizens to be taken into consideration pertaining to the kind of complex the seniors would like to live in and one that this Commission could be proud of so it is Senior Citizen Comlex and there is not forthcoming money additional money would be made available.

Mr. Williams stated that it has been proposed to use this money for another purpose to try and improve the resident society Plaza Project and that is to replace the elevators so they won't continue to breakdown every weekend. He stated there are representatives here to address you on this issue..

Commission Ubalde stated it's noted the price of the elevators to be approximately $120,000.00 leaving a balance of approximately $200,000.00 Commissioner Ubalde asked are you suggesting the balance of the $330,000.00 be available for other projects for a higher priority like maintenance.

Regarding the elevators stated there are 11 elevators in PlazaEast and West Projects estimating $30,000.00 per elevator to effectively rebuild those elevators.

Mr. Slyvestor Brown asked the Commission, who is that?

The speaker answered Ron Atkilski, Architectual Plannor for the Housing Authority in the Planning Department.

He continued statin the 11 elevator at $30,000.00 an elevator come to $330,000.00 approximately all the money.

Chairperson asked that all persons in view of time keep comments as short as possible.

Mr. Townsend stated on record at WAPAC opposing the Conversion. The Housing needs of both young and the old in San Francisco are needed and something should be done about it.

Mr. Anderson, President of the City Wide Council for the Seniors , stated that the priority of the Seniors is to be safeguarded, and were against the conversion from the beginning. It is in a high crime area and couldn't get any promises for protection and guards that are needed.

She stated the building as so constructed it would not be for us. Mr. Carey came and spoke to us about guards but they came to a conclusion it should not be done.

Mrs. Wallace stated sole support not to convert the Pink Plaza to a Senior building was killed. She stated the Chairperson and the Vice Chairperson yieled to give the money to Plaza East and West.

She stated Mr. Williams made some committments and he will share those with the Commissioners.

Commissioner Cook made a motion to pass the Resolution.

Commissioner Anderson seconded

UNANIMOUSLY APPROVED

Chariperson declared said motion carried.

Mr. Williams introduced the next resolution

RESOLUTION 2306

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO
ENTER INTO AN AGREEMENT FOR BOILER
MACHINERY INSURANCE

* *

Commission Cook asked as a point of clarification you have an insurance company, is that the same as Abagil Mutual Insurance Company?

George Milburn, the Controller, answered, they are similar, they are not the same company but are affiliated.

Commissioner Cook made a motion that the Resolution to be passed.

Commissioner Ubalde seconded

AYES: Chairperson San Jule NAYS: None
Vice Chairperson Ubalde
Commissioner Anderson
Commissioner Hom
Commissioner Cook
Commissioner Brooks

Chairperson declared said motion carried

Commissioner Cook introduced two Resolutions he drafted to hand out today, the other to direct staff to revise by the next meeting. He stated inlight of the report from Mr. Custus he drafted a Resolution and after a meeting with local HUD representing them we don't construct any new housing within the San Francisco Housing Authority with the exception of the Section 8, scattered sites that are underway. In effect what this Resolution does is put a priority on maintenance management and rehabilitation reducing the vacancy factor so one day or 2 days instead of the 17% we have now. There has been expansion in Public Housing in San Francisco, the need is to takestock of what we have, put shop in order and as quickly as possible put the 1,400 that are now vacant back on the rent rolls, and once that has been done he will be the first to pursue new public housing in San Francisco.

Commissioner Hom stated the concern regarding the increase in San Francisco the need for public housing is a real problem and certainly time is needed to study such issues.

Commissioner Ubalde stated more discussion on this matter is needed, before we can take action. The Park Design Committee have the responsibility of discussing this and entertaining as many inputs from Seniors Citizens and PHTA. He explained they are the ones directly effected in cuts to new housing. This is a serious direction and we need to take a comprehensive look at the program.

Commissioner Ubalde suggested that the Resolution be turned over to the Sites and Designs Committee.

Mr. Williams asked the meeting with the Commissions and the Site Design Committee as a whole.

Commissioner Anderson stated yes, on this particular Resolution.

Commissioner stated he had another Resolution to be presented at next Commissioner meeting regarding hand gun control for both tenants and employees of the Housing Authority. The draft was given to the Secretary, Mr. Williams for completion.

11. TENANT REPORT

Mrs. Wallace introduced the newly elected officers on Randolf and Head Streets, the Chairperson, Mrs. Sander and the ViceChairperson Mrs. Coggs to the Commission.

Chairperson, San Jule, congradulated the Randolph and Head Street Officers.

Mrs. Wallace stated PHTA's CETA Proposals is completed, and a copy is being given to the Executive Director. She mentioned the no heat and hot water in many of the projects areas.

An interuption from the audience came from a tenant regarding no heat in the Plaz

Mr. Theordore White at 1201 Turk Street stated that he has lived ther 3 year. The strike was to repair the mess about the hot water. He state he was tired of all the hanky panky.

Chairperson directed Mr. Williams to take immediate action on the boiler situation.

Commissioner Anderson stated there are reasons to believe there is need to investigate as to why those boiler just happen to be going out. We have reason to believe and be suspious about the kinds of activity that require serious investigations. He stated this does not just happen in a vaccum. He contimued with we regret the fact that our controller is resigning. He stated to the Chairperson we would like to call a meeting with the Controller tomeet with him for the purpose of giving us a complete overdue reveiw of the fiscal situation of the Housing Authority from the time he arrived up to this date, and we would like him to do tis before he leaves. He asked the Executive Director to set a date posthaste to deal with this matter.

Mr. Williams asked is that with the Finance Committee or do you want a meeting as a whole.

Commissioner Anderson stated as Chairperson of the Finance Committee, he requested a meeting as a whole for that purpose.

Commissioner Cook seconded

UNANIMOUS APPROVED

12. ADJOURNMENT

Chairperson declared meeting adjourned at 12:15 p.m.

NOTE: After adjournment of the meeting, Charlie Walker mentioned a letter he and other persons were in receipt of concerning the recent shotting in Hunters Point ie................Malcholm Williams.

There was no response

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AGENDA

* * * * * *

SF Housing Authority

Special Meeting:
Tuesday, February 19, 1980

440 Turk Street
San Francisco, California

1. ROLL CALL:

   Joan Byrnes San Jule, Chairperson
   The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    a. Award of Contract: Window/Drapes/Shades

    b. Resolution - Approving and Amendment No. 45 to the Low Rent Annual Contributions Contract No. 255, and Authorizing its Execution

    c. Resolution - Approving Amendment No. 5 to the Section 8 Annual Contribution Contract No. SF-618 and Authorizing Its Exeuction

    d. Resolution - Approving Amendment No. 6 to the Section 23 Annual Contribution Contract No. 268 and Authorizing Its Execution

    e. Resoulution - Amendment to the Housing Authority's Travel Policy in Connection with Performance of Official Duties Outside the City and County of San Francisco

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURMENT

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Special Meeting Held:
Tuesday, February 19, 1980

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in special session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 9:00 a.m., Tuesday, February 19, 1980.

1. ROLL CALL:

Meeting was called to order by Chairperson San Jule at 9:01 a.m.

Roll call found the following members to be:

PRESENT:
Joan Byrnes San Jule, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson (arrived 9:05 a.m.)
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

ALSO PRESENT:
Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

Chairperson declared a quorum present.

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2. VISITORS:

None

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda with a second by Commissioner Cook. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Cook moved for approval of the minutes of January 10, 1980, with a second by Commissioner Brooks. Unanimously approved.

Commissioner Cook moved for approval of the minutes of January 24, 1980, with a second by Commissioner Brooks. Unanimously approved.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary said he had given a report on February 14, 1980 on his trip to Washington, D.C. and he had nothing further to report.

7. COMMITTEE REPORTS:

None

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

(a) AWARD OF CONTRACT FOR INSTALLATION OF DRAPERIES AND WINDOW SHADES, 951 EDDY STREET

RESOLUTION NO. 2307

* * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE FABRICATION AND INSTALLATION OF DRAPERIES AND WINDOW SHADES AT HOUSING PROJECT CAL 1-39b, 951 EDDY STREET

* *

RESOLUTION NO. 2307

* * * * * * * * * * * * *

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR THE FABRICATION AND INSTALLATION OF DRAPERY AND WINDOW SHADES AT HOUSING PROJECT CAL 1-39b, 951 EDDY STREET

* *

WHEREAS, on December 26 and 27, 1979, the Authority solicited bids for the fabrication and installation of drapes and window shades for Housing Project CAL 1-39b, 951 Eddy Street; and

WHEREAS, on January 18, 1980, the following bids were received:

1.	American Draperies	$ 7,340.00
2.	Monroe Schneider Associates	$10,873.65
3.	G. F. Thomas	$14,295.37

WHEREAS, after review of the bids, it has been determined the low bid received is within the funds available;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That a contract for the fabrication and installation of window drapes and shades be awarded to American Draperies in the amount of $7,340.00 including all labor, materials, installation and sales tax.

2. That this action shall not constitute notice to the Contractor of the award of contract and no award shall be effective until the Contractor is given written notice thereof.

3. That the Secretary-Executive Director is authorized and directed to execute a contract with the above named Contractor on behalf of this Authority.

Secretary said that this resolution is an award of contract for draperies and window shades for the units we have recently assumed responsibility for at 951 Eddy Street. He said three bids were submitted and the lowest bidder was American Draperies and recommends Commission approval to award this contract.

In response to Chairperson San Jule's question of how many units were involved, Miss Effie Robinson said there were 60 units.

Commissioner Hom moved for adoption of the resolution with a second by Commissioner Cook. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Ben L. Hom Preston Cook Betty Brooks
NAYS:	None

(b) APPROVING AMENDMENT NO. 45 TO THE ANNUAL CONTRIBUTIONS CONTRACT, SF-255

The Secretary introduced the next resolution:

RESOLUTION NO. 2308

* * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 45 TO THE LOW RENT ANNUAL CONTRIBUTIONS CONTRACT NO. 255, AND AUTHORIZING ITS EXECUTION

* *

RESOLUTION NO. 2308

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 45 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255; PROVIDING FOR THE DEPOSIT OF MONIES UNDER A GENERAL DEPOSITARY AGREEMENT; AND THE ISSUANCE OF PROJECT LOAN NOTES AND PERMANENT NOTES

* *

PROJECT NO. CAL 1-39

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into an amendment of the existing Annual Contributions Contract (herein called the "Amendment") with the United States of America (herein called the "Government"); (2) to provide to the deposit of monies pursuant to a General Depositary Agreement; and (3) to authorize the issuance of its notes as evidence of advances to be made to the Local Authority pursuant to the Contract, as amended; all with respect to any "Project" as defined in the Contract, as amended, and which at any time nor or hereafter is incorporated under the terms of such Contract, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted and the Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Bank of America, N.T. & S.A., and the San Francisco Housing Authority have previously entered into a General Depositary Agreement, Form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The San Francisco Housing Authority hereby determines that pursuant to the terms of the Agreement, the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents, requesting advances to be made on account of the loan provided in the Contract, as amended, and the proper officers of the Local Authority shall prepare, execute and deliver to the Government Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other Notes fo the San Francisco Housing Authority, and such persons are authorized to do and perform all such other things and acts required to be done or

performed in order to obtain such advances. Cash proceeds from the sale of all Notes shall be deposited and disbursed only in accordance with the provisions of the Contract, as amended.

4. (A) In order to provide monies to finance the Development Cost of each project and to refund, renew, extend or substitute for any project loan notes (in the Contract called "Advance Notes") or Permanent Notes by this Resolution authorized to be issued (or any such Notes by any other resolution authorized to be issued and which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any project notes (in the Contract called "Temporary Notes") issued by the San Francisco Housing Authority in anticipation of the delivery of project loan or permanent notes, there are hereby authorized to be issued, from time to time, project loan and permanent notes of the San Francisco Housing Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other resolution authorizing the issuance of project loan or permanent notes) equal to the Maximum Development Cost (or the Actual Development Cost if such amount has been determined) of each project, less the sum of (i) the principal amount of Bonds issued to finance such Development Cost, and (ii) the principal amount of project loan, permanent, or project notes issued to finance such Development Cost and which has then been retired from funds other than the proceeds of any loan obtained by the San Francisco Housing Authority.

(B) Each such note shall bear interest and be payable in the form and manner prescribed by the Contract and this Resolution shall be signed in the name of the San Francisco Housing Authority by the Chairperson/Acting Chairperson; shall have the official seal of the Local Authority impressed thereon and attested by the Secretary/Acting Secretary. Each project loan shall be in substantially the form of HUD-9204 and each permanent note shall be in substantially the form of Form No. HUD-52250, each of which form is incorporated herein by reference and made a part hereof. Project loan notes and permanent notes shall be issued to finance the Development Cost of non-permanently financed projects and permanently financed projects, respectively.

(C) Each note issued with respect to any project shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal and interest of such notes and, together with all other notes issued pursuant to this Resolution, shall be additionally secured by (i) a first pledge of the annual contributions payable to the Local Authority and authorized to be pledged to such payment pursuant to the Contract, and (ii) by a pledge of a lien on the Residual Receipts of such project after providing for the payment of bonds issued in respect to such project.

(D) As additional security for the equal and ratable payment of the principal and interest on each note issued with respect to such project, the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys and grants unto the Government all property described in the Contract constituting such project, including that certain real property relating to each such project and more particularly described in the trust instrument of any amendment thereto as executed and recorded by the Local Authority pursuant to this Contract:

PROVIDED THAT, in respect to Permanently Financed Projects, the lien of such pledge and mortgage and rights granted and conveyed pursuant to this paragraph shall (i) be junior to the Bonds and junior to the pledge of Residual Receipts securing the Bonds, and (ii) not be foreclosable until all Bonds shall have been paid and discharged in the manner provided in the Bond Resolutions. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be valid or ineffective, it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution, and that such judgement shall not impair or invalidate the obligation of the Local Authority to pay the principal and interest of each note from other funds of the Local Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed and are intended to have meanings as follows:

(1) The term "Resolution" shall mean Resolution;

(2) All other terms used in this Resolution and which are defined in the Contract shall have the respective meaning ascribed thereto in the Contract.

6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Advance, Project Loan or Permanent Notes pursuant to the Contract, are hereby repealed; PROVIDED, HOWEVER, that such repeal shall in no way affect the validity of Advance, Project Loan or Permanent Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective; PROVIDED, FURTHER, that the Project Loan Notes authorized by this Resolution shall be exchanged for any Advance Notes heretofore issued pursuant to any previous resolution.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

LOIS L. JOHNSON, Counsel

DATE: ______________________

In response to Commissioner Cook's request for an explanation, the Secretary said that whenever we take on new developments we are required by the U.S. Department of Housing and Urban Development to amend our Annual Contributions Contract to affect the change. The resolution before the Commission authorizes the Authority to assume responsibility with respect to CAL 1-39.

Commissioner Hom moved for approval of the resolution with a second by Commissioner Brooks. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Ben L. Hom Preston Cook Betty Brooks
NAYS:	None

(c) APPROVING AMENDMENT NO. 5 TO SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT, SF-618

Chairperson introduced the third resolution:

RESOLUTION NO. 2309

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RESOLUTION APPROVING AMENDMENT NO. 5 TO SECTION 8
ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618
AND AUTHORIZING ITS EXECUTION

* *

RESOLUTION NO. 2309

* * * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 5 to SECTION 8 ANNUAL CONTRIBUTIONS CONTRACT NO. SF-618 AND AUTHORIZING ITS EXECUTION

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PROJECT NOS. CA39-E001, 002, 003, 004,
005, 006, 007

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "PHA") entered into a Section 8 Annual Contributions Contract on December 23, 1975 (as amended), with the United States of America (herein called the "Government").

WHEREAS, it is deemed advisable by the PHA and the Government to amend the Section 8 Annual Contributions Contract in the particulars indicated in such Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE PHA, AS FOLLOWS:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Chairperson or Vice Chairperson is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the PHA, and the Secretary is hereby authorized to impress and attest the official seal of the PHA on each such counterpart and to forward such executed counterparts, or any of them, to the Government together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. This resolution shall take effect immediately.

APPROVED AS TO FORM:

____
Lois L. Johnson, Counsel

DATE: ________________________

Secretary said this resolution authorizes the Authority to receive 918 units under the Section 8 program and recommends approval of the resolution.

Commissioner Hom asked if this would mean an increase in the number of units - from 1070 to 1988. Mr. Williams stated yes.

Commissioner Brooks asked if Section 23 was being converted to the Section 8 program? Mr. Williams explained that Congress had previously eliminated the Section 23 program and that all Section 23 units were being converted to Section 8.

In response to Chairperson San Jule's question asking if this increase was a realistic increase, Mr. Williams said it was far below the number of requests we now have for Section 8 units. He said the requests numbered somewhere in the neighborhood of 3,000.

Commissioner Hom moved for approval of the resolution with a second by Commissioner Cook. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Ben L. Hom Preston Cook Betty Brooks
NAYS:	None

(d) APPROVING AMENDMENT NO. 6 TO SECTION 23 ANNUAL CONTRIBUTIONS CONTRACT, SF-268

The Chairperson introduced the fourth resolution:

RESOLUTION NO. 2310

* * * * * * * * * *

RESOLUTION APPROVING AMENDMENT NO. 6 TO SECTION 23
ANNUAL CONTRIBUTIONS CONTRACT NO. SF-268
AND AUTHORIZING ITS EXECUTION

* *

RESOLUTION NO. 2310

* * * * * * * * * *

RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 6 TO ANNUAL CONTRIBUTIONS CONTRACT NO. SF-268 FOR SECTION 23 LEASING FOR PRIVATE ACCOMMODATIONS

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PROJECT NO. CAL 1-25

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") has entered into an Annual Contributions Contract (as amended) on October 28, 1966, and now proposes to enter into an amendatory contract (herein called "Amendment to Annual Contributions Contract for Leasing Private Accommodations Pursuant to Section 23 of the Housing Act of 1937, as amended") with the United States of America (herein called the "Government"); and,

WHEREAS, it has been agreed between the Local Authority and the Government to amend the Annual Contributions Contract in the particulars indicated in such Amendment;

NOW, THEREFORE, BE IT RESOLVED BY THE LOCAL AUTHORITY, AS FOLLOWS:

Section 1. The proposed Contract designated "Amendment to Annual Contributions Contract for Leasing Private Accommodations Pursuant to Section 23 of the Housing Act of 1937, as amended," is hereby approved and accepted both as to form and substance and the Chairperson or Vice Chairperson is hereby authorized and directed to execute said Amendmend in two counterparts on behalf of the Local Authority, and the Secretary is hereby authorized and directed to impress and attest the official seal of the Local Authority on each such counterpart and to forward such executed counterparts to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

Section 2. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

Lois L. Johnson, Counsel

DATE: ____________________

Secretary stated that this a companion resolution to the one just approved. He said that as previously indicated in response to Commissioner Brooks, the Section 23 program has been eliminated by Congress. This resolution authorizes the Authority to convert 918 units of Section 23 units to the Section 8 program.

Commissioner Hom moved for approval of the resolution with a second by Commissioner Cook. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Ben L. Hom Preston Cook Betty Brooks
NAYS:	None

(e) AMENDING THE HOUSING AUTHORITY'S TRAVEL POLICY

The Chairperson introduced the final resolution:

RESOLUTION NO. 2311

* * * * * * * * * *

AMENDEMNT TO THE SAN FRANCISCO HOUSING AUTHORITY'S TRAVEL POLICY IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER, COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO

* *

RESOLUTION NO. 2311
* * * * * * * * * *

AMENDMENT TO THE SAN FRANCISCO HOUSING AUTHORITY'S TRAVEL POLICY IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL DUTIES OUTSIDE THE CITY AND COUNTY OF SAN FRANCISCO BY ANY OFFICER, COMMISSIONER, COUNSEL, STAFF MEMBER OR RESIDENT OF THE PUBLIC HOUSING PROGRAM IN THE CITY AND COUNTY OF SAN FRANCISCO
****

WHEREAS, the HUD Handbook 740.1 entitled Low Rent Housing Administration Handbook, Chapter 5, Section 1, that addresses travel regulations for Commissioners, Counsel, staff and housing resident representatives is unrealistic and unreasonable; and

WHEREAS, the Authority's policy adopted by the board of Commissioners on October 26, 1978 outlines that persons traveling outside the City and County of San Francisco, expenditures for that travel will be exact and reimburseable according to the place of travel; and

WHEREAS, the policy includes the cost for travel will also include the cost of room accommodations, meals per day, at the rate as not to exceed $20.00 per day. Expenditures in excess of $10.00 must be accounted for in the form of receipts; and

WHEREAS, these expenses shall not exceed $50.00 per day;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. All expenses incurred while on travel for official business, that exceeds the $50.00 per day will be paid on an actual reimbursement basis to the traveler by the submittal of receipts; and those expenses be paid for out of the non-federal miscellaneous fund
2. That this resolution shall be effective immediately.

APPROVED AS TO FORM:

____
Counsel

____
Date

The Secretary said he had previously provided the Commission with copies of communication from the Department of Housing and Urban Development wherein HUD indicated that the maximum amount of reimbursement possible under the conventional low rent budget was $50.00 per day. He said that HUD realizes that this is an unrealistic reimbursement, and in order for us to provide any type of travel and in order to provide reimbursement for expenses incurred which exceed $50.00, the permissable way to do this without violating HUD rules is to make these reimbursements in excess of $50.00 from a non-Federal source of funds. Mr. Williams said that this resolution authorizes these funds be made available from the Miscellaneous Fund.

Commissioner Ubalde said without this amendment, three-quarters of the expenses incurred for room and board alone in his recent trip to Washionton, D.C. would have to be paid out of his pocket. He also stated that it was a realistic amendment and in a sense keeps us aware of the inflationary factors that exist throughout the nation.

Commissioner Ubalde moved for adoption of the resolution with a second by Commissioner Cook. The vote was:

AYES:	Joan Byrnes San Jule The Rev. Dr. A. C. Ubalde, Jr. Ben L. Hom Preston Cook Betty Brooks
NAYS:	None

11. TENANT REPRESENTATIVE REPORT:

None

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 9:20 a.m.

Joan Brynes San Jule
Chairperson

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, FEBRUARY 28, , 1980, 10:00 a.m.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Joan Byrnes San Jule, Chairperson
   The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks

2. VISITORS:

3. APPROVAL OF AGENDA:

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4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    (a) REPORT - HOUSING AUTHORITY SECURITY FORCE - Commander Troy Dangerfield

    (b) RESOLUTION - Authorizing the Executive Director to Enter Into a Contract with a Labor Negotiator

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, February 28, 1980

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:00 a.m., Thrusday, February 28, 1980.

1. ROLL CALL:

Meeting was called to order by Chairperson San Jule at 10:02 a.m..

Roll call found the following members to be:

PRESENT:	Joan Brynes San Jule, Chairperson The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson Ben L. Hom, Commissioner Preston Cook, Commissioner Betty Brooks, Commissioner
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Lois L. Johnson, Counsel

Chairperson declared a quorum present

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2. VISITORS:

Cleo Wallace, PHTA, President
Christine Neal, PHTA, Vice President
George Lee, Ping Yuen, Treasurer
Frances E. Williams, PHTA, Harbor Slope
Bobbie Sanders, Head & Randolph, President
Susan Hughes, HUD
Marie Akers

3. APPROVAL OF AGENDA

Commissioner Hom moved approval of the agenda with a second by Commissioner Ubalde. Unanimously approved.

4. APPROVAL OF MINUTES:

Commissioner Hom moved for approval of the minutes of the special meeting of February 19, 1980. Unanimously approved.

5. GENERAL COMMUNICATIONS:

Mr. Williams stated the Commission was in receipt of a letter from Mayor Feinstein regarding Commissioner Cooks Resolution to cease all new development activities of the San Francisco Housing Authority except for the 40 units in the Western Addition. The letter indicated the Mayor is supportive of Commissioner Cook's Resolution.

Mr. Williams concluded that he will leave it up to the Commissioner and the Site and Design Committee as to how they wish to proceed.

Chairperson San Jule directed the letter to be turned over to the Site and Design Committee and requested a meeting to be scheduled.

6. REPORT OF SECRETARY:

None

7. COMMITTEE REPORTS:

Commissioner Ubalde reported that the Personnel Committee acted on the 2 specific cases, and action has been taken and submitted to Counsel for referral.

Commissioner Cook reported on the meeting of the Site and Design Committee concerning the Resolution mentioned above. He stated the meeting was inconclusive because there were no representative present from HUD or CHFA. He continued by stating because of the supportive letter from the Mayor, another meeting be scheduled with the Site & Design Committee to further discuss this issue and also to discuss alternatives for public housing in San Francisco.

Commissioner Cook said he will be meeting with a former member of a Housing Authority in Ohio regarding the Section B-11 funds to implement similar types of programs in San Francisco.

Commissioner Ubalde asked if HUD and CHFA sent a notice or reply as to why they were not present at the Site & Design Meeting. Commissioner Cook answered he had no knowledge of their sending a reply.

Mr. Williams stated we were not in receipt of any reply and added that letters requesting their attendance were sent to Henry Dishroom, Area Manager of HUD, well in advance of the scheduled meeting and a similar letter was sent to CHFA and copies of those letters were sent to each Commissioner. He commented in addition to the two (2) agencies being sent invitations there were a number of people invited to attend the Site and Design meeting. He stated after the date & time has been decided he will again send letters inviting those persons to attend. He continued that HUD has informally expressed their view that the Authority should not be involved in any further development activity at this time.

Commissioner Cook requested of staff to get a definite committment from HUD and CHFA, a yes or no reply, and if no the answer is no, the reason why they will not attend to discuss the issue in a public quorum.

Commissioner Hom expressed the importance of sending notices giving ample time before the scheduled meeting.

Mr. Williams suggested that once the Site & Design Committee meeting has been scheduled that we again send letters inviting their participation and we follow-up with a telephone inquiry and if at that time they indicated that they will not attend, then he will ask them for a statement as to why they cannot or will not participate in those hearings.

Commissioner Cook added if they could not attend perhaps they could sen written communications regarding their feelings on this Resolution.

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUINSESS:

None

10. NEW BUSINESS:

Mr. Williams stated the first item on the agenda is a Report of Mr. Troy Dangerfield the Commander of SFHA Police Operations.

Mr. Williams commented that this is another report that have been provided to the Commission regarding the programs, activities, and operations and to give the Commission an opportunity to see what policy areas need further exploration from the Commission in the form of committee meetings or further deliberation.

He stated a written presentation of Mr. Dangerfield's report was submitted to the Commission and will be supplemented by his oral presentation.

REPORT OF TROY DANGERFIELD - REGARDING SAN FRANCISCO HOUSING AUTHORITY
POLICE OPERATIONS

The Housing Authority Police Operations report is entered and included as part of the proceedings and minutes of this meeting.

The San Francisco Housing Authority Police, like most similar departments, evolved from a security guard mode. During those formative years, their personnel were guards in the strict sense, whose responsibility was to guard Federal property from pilferage and vandalism. Human security and safety was perhaps incidental to their main purpose. Should the guards discover a crime in progress, or a crime that had already taken place, their role was that of reporting to the City Police.

Today's Housing Police Department almost parallels most municipal police departments in function and scope. Many police practitioners are ambivalent with regards to the present Housing Police Department duties and functions, including this present Commander. However, this Commander tends to lean toward further evolvement of the present model, toward the normal police model, provided that agreement and understanding between the two Agencies be clarified. Without this clarity, the Housing Police may become essentially a municipal police department subsidized by the Housing Authority.

In order to avoid this type of situation, the Executive Director, the Commander, and others, have met in the past with the City Police Administration on this aspect of the present mutual police arrangement, and have scheduled a future meeting with the new City Police Administration.

The San Francisco Housing Police, as presently constituted, consist of a Commander of Police, Four (4) Secretarial and Communications support staff, One (1) Lieutenant, Three (3) Sergeants, Twenty-one (21) working Officers, (not included are Two (2) disabled Officers, and One (1) pending termination), and Two (2) Housing Authority Security Guards, for a total of Thirty-one (31) employees. The position of Commander is not a Housing Authority salaried position, but rather a historic mutual arrangement between the City Police Department, and the Housing Authority, wherein, the City Police Department continues to pay the base salary of its member Officer, while on loan to the Housing Authority. In this agreement, the Housing Authority is financially responsible for the Commander's holiday and other overtime compensation. The underlying rationale for this personnel loan arrangement is two fold; (1). the Commander of Police by virtue of his membership as a San Francisco Police Officer, can provide a two-way exchange of communication between the City Police, Housing Police, and the Authority. (2). Can maintain a good working relationship and sense of cooperation between the two (2) Agencies, while advancing professionalism within the Housing Police through continued training and supervision. In addition to the foregoing, certain City Police resources are made available to the Housing Police. Of course there are other benefits not enumerated here, it must be reiterated that both Agencies

COMMANDER OF POLICE AND LIEUTENANT POSITIONS

The Organizational Chart shows the basic organizational structure of this department, and how the personnel are typically deployed over a Twenty-four (24) hour period, each day of the year. The Commander works a basic Police Day Shift of 0900 to 1700 hrs., while the Lieutenant works more flexible hour, ranging from 0600 to 1400 hours, to 1000 to 1800 hours, to cover parts of two (2) regular Watches. However, both of these Police Supervisors are "on call" Twenty-four (24) a day.

OFFICE MANAGER - SUPERVISING SECURITY CLERK

The position of Supervising Security Clerk, for lack of better nomenclature, cover a very wide range of duties. This position combines the duties of Payroll Clerk, Senior Clerk Stenographer, and Office Manager in charge of recapitulation of all police reports during each Twenty-four (24) hour period, and distributing same to the Project Area Manager's offices, and others upon request. In addition to the foregoing, this position is responsible for all clerical support required by the Commander. Additionally, the position supervises the Telephone Switchboard Operators, and a Clerk Typist. This position requires knowledge of Police Codes, and the ability to make decisions pretaining to Police Officers welfare and benefits.

SERGEANTS AND PATROL OFFICERS

In reference to the Organizational Chart, a Sergeant supervises each of the Three (3) Watches, or Tours of Duty, as indicated. The personnel (police) are distributed among Three (3) separate "Watches", unevenly, by time of date and experienced activity. Understandably, the number of Officers represented per Watch on the Chart, reflects only the number of Officers assigned to a specific Tour of Duty, and does not represent the number of Officers actually available for duty at a given time. Taking into consideration days off, sickness, vacations, etc., the First and Third Watches average approximately Four (4) Officers per shift, while the Second watch averages approximately 7.4 Officers. Under the present circumstances, using two Officers per patrol vehicle, the Department can only field an average of two (2) vehicles per First and Third Shifts, and three (3) on the Second Shift.

HOUSING AUTHORITY SECURITY GUARD

Housing Security Guards are a new addition to the Housing Police, and to the Authority. In the past, the Authority contracted with private security companies for guard service on an "as needed basis". Past experience has been that the Authority expended a considerable amount of funds for this service. Last year's

cost was approximately $90,000.00. In addition to this cost, the Housing Police was often required to supervise these contracted guards, some of whom were untrained, or otherwise unqualified for guard duty.

It is hoped that the establishment of Housing Authority Guard positions can serve as a training ground for future Housing Police Officers. No training program has been developed for this position to date.

BUDGET JUSTIFICATION

The past years' budget cost, 1978-79, is not available, due to the past fiscal reporting system.

The funds budgeted for 1979-80 Fiscal Year was approximately $552,359.00. This figure represented, for the most part, personnel expenses. The 1980-81 budget has been submitted, using the Zero Budget format. This budget shows an increase of more than 100 per cent over the current year, due in part to the following:

I Additional Personnel

Two (2) Telephone Operators
Two (2) Housing Security Guards
Six (6) New Police Positions

II Equipment Replacement

Four (4) Police vehicles
Extensive radio equipment (some of present radio equipment in use is on loan from the San Francisco Police Department)

III SALARY INCREASES

Based on cost of living index

Operating on the hypothesis that to abandon, or to abolish, the Housing Authority Police Department, would be pure folly, the population that the Housing Police serve should be placed in a different context. We will compare the Housing Authority resident population with that of a City consisting of 10,000 - 25,000 citizens from a police practitioner's perspective.

A survey of 953 U.S. Cities with populations in the range 10,000 - 25,000, had an average of 1.42 police officers per 1,000 population, or 28.4 in the case of San Francisco Housing Authority. Most of these towns were rural in nature, which naturally had a lower incidence of crime. In a subsequent study on security in public housing, Brill and Associates found that the average ratio of housing police per 1,000 housing residents, was approximately the same as that published in the Municipal Year Book, not withstanding that Municipal Police and Housing Police Departments were operating in the same jurisdiction.

This police practitioner acknowledges that the public housing population need and require police services, in the true sense, over and above that of citizens in the private residential sector due to their special circumstances. Some of these circumstances are (a) under-service by regular police, isolation, distrust of established service agencies, high tolerance for crime, etc. The problem then with the supplemental police and security services, appears to be how best to deliver additional services efficiently, and effectively.

Again, we look to the so called "bible", or Municipal Police Administration text book. With regards to the subject of Police Patrol Administration (Page 84), foot patrol is described as "being a highly expensive form of coverage, geographically restrictive, and often wasteful in manpower". Further, that the trend is away from foot patrol.

When we examine the security needs of the public housing population, we can readily relate to the requirement of Officers being mobile because of the scattered housing sites. It should be obvious that a stationary officers utility would be reduced in terms of responding to both maintenance and crime calls.

RECOMMENDATION

Major problems encountered as a result of the Housing Police operations are:

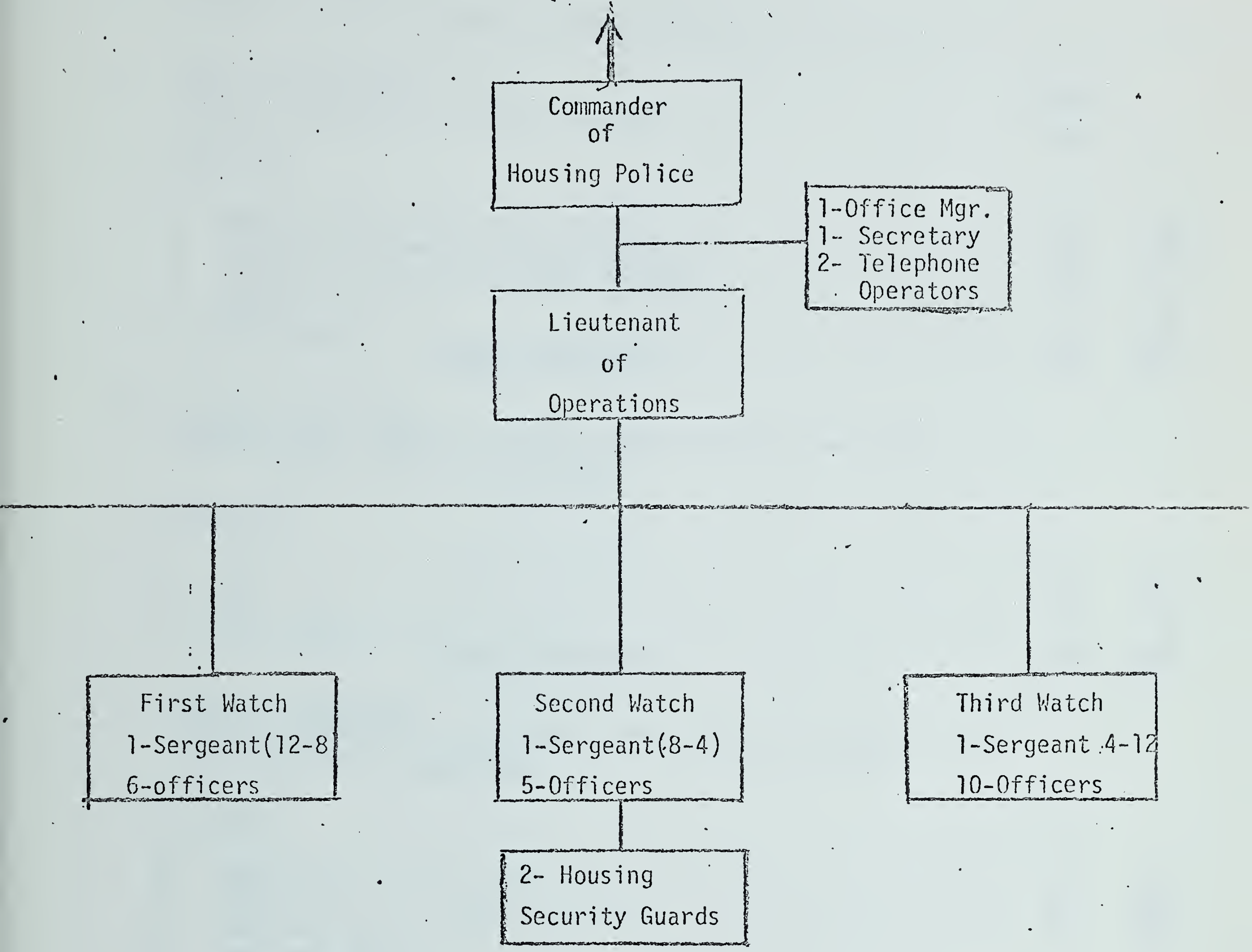
(a) Lack of Peace Officer Status for San Francisco Housing Police
(b) Accumulation of Overtime Compensation
(c) Personnel selection

At my request, on January 21, 1980, Senator Milton Marks has introduced a bill that will, hopefully, overcome this dilemma of lack of Peace Officer Status for the Housing Authority Police. This bill should pass without any problems.

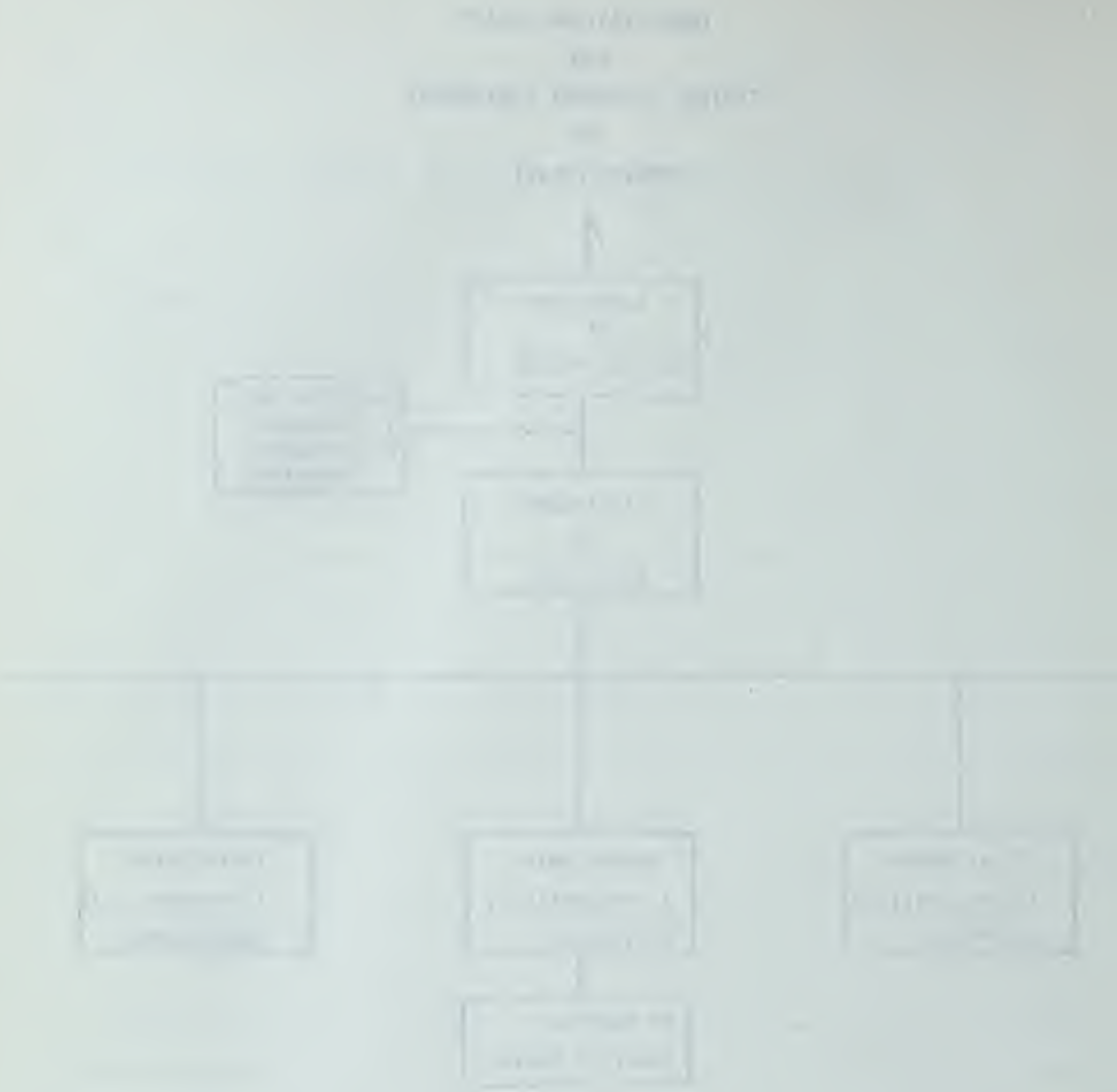
Compensatory time will continue to be a problem because Police accrue this time as a result of holidays and Court appearances. The District Attorney's Office must be requested to refrain from Subpoening Officers when they are not directly involved. The average Officer is maintaining a minimum average of 55 hours. When not well managed by Supervisors, this average increases significantly. This time must be carefully scheduled by Supervisors in a way that is agreeable to the Officers who have rightfully earned and deferred the time, and yet, maintain a reasonable level of manpower. There is no easy solution other than the ultimate, paid overtime.

Purge all Housing Police applicants, after sufficient notice, due to age of list. A new list should be developed from applications, and a test administered from which a list of "eligibles" can be compiled. Because the nature of Police, it is not enough to be governed by the regular Housing Authority Personnel Manual. Police personnel necessitate operation under a different set of rules and regulations.

ORGANIZATIONAL CHART
AND
TYPICAL PERSONNEL ASSIGNMENT
OF
HOUSING POLICE


Commander of Housing Police
1-Office Mgr.
1- Secretary
2- Telephone Operators
Lieutenant of Operations
First Watch
1-Sergeant(12-8
6-officers
Second Watch
1-Sergeant(8-4)
5-Officers
Third Watch
1-Sergeant 4-12
10-Officers
2- Housing Security Guards

Note: The Commander of police reports directly to The Executive director.
Two of the compliment of officers represented here are temporary appointees. These appointees are used to offset two permanent members who are presently on long term disability leave, also 3rd has termination proceedings pending.



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SUMMARY

SAN FRANCISCO PUBLIC HOUSING
TENANT SURVEY

SUBJECT: Crime and Police Services By: Troy H. Dangerfield -
February, 1980

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1. Question Regarding:
Comparative level of police service.

Responses

	TOTALS	
	No.	%
a. Equal to that of private housing	33	38%
b. Superior to that in private housing	4	5%
c. Inferior to that in private housing	44	51%
d. Unknown	3	3.5%
e. No response	2	2%
TOTAL RESPONDENTS	86	100%

2. Question Regarding:
Whether public housing tenants should organize and work more closely with law enforcement.

Responses

a. Yes	84	98%
b. No	1	1%
c. Don't know	1	1%
TOTAL RESPONDENTS	86	100%

3. Question Regarding:
Tenants judgment of the quality of service by the San Francisco Police Department.

Responses

a. Good job	17	20%
b. Adequate job	45	52%
c. Poor job	23	27%
d. Excellent job	1	1%
TOTAL RESPONDENTS	86	100%

4. Question Regarding:
The hours of the day that burglaries most frequently occur.

Responses

a. Daytime	23	27%
b. Nighttime	32	37%
c. Anytime	7	8%
d. Unknown	9	10%
e. No response	15	18%
TOTAL RESPONDENTS	86	100%

5. Question Regarding:
Hours of the day that personal assaults and batteries usually occur.

Responses

a. 8 am - 4 pm	8	9%
b. 4 pm - 12:01 am	54	63%
c. 12:01 am - 8 am	2	2%
d. Anytime	8	9%
e. No response	8	9%
f. Unknown	6	8%
TOTAL RESPONDENTS	86	100%

6. Question Regarding:
Police response time to emergency calls.

Responses

a. Adequate	49	57%
b. Unadequate	32	37%
c. Unknown	5	6%
TOTAL RESPONDENTS	86	100%

7. Question Regarding:
The possibility of reducing vandelism of public housing by a cooperative campaign by city wide tenants association and the Housing Authority.

Responses

a. Yes	72	84%
b. No	12	14%
c. Unknown	2	2%
TOTAL RESPONDENTS	86	100%

8. Question Regarding:
Does the police departments appreciate tenants' efforts when tenants reports crimes or suspicious occurrences to them.

Responses

a. Yes	77	90%
b. No	6	7%
c. Unknown	3	3%
TOTAL RESPONDENTS	86	100%

9. Question Regarding:
Whether or not the Housing Authority should establish a policy permanently removing crime causing tenants after due process.

Responses

a. Yes	82	95%
b. No	3	3%
c. Unknown	1	2%
TOTAL RESPONDENTS	86	100%

10. Question Regarding:
The willingness of tenants questioned to participate in an organized crime prevention program.

Responses

a. Yes	84	98%
b. No	2	2%
TOTAL RESPONDENTS	86	100%

10a. Question Regarding:
Respondents familiarity with the San Francisco Police Crime Prevention Program.

Responses

a. Yes	2	5%
b. No	38	93%
c. Received service	1	2%
TOTAL RESPONDENTS	41	100%

Commander Dangerfield's Report was concluded and he was open for discussion and questions.

Commissioner Ubalde expressed his concerns in regards to the process of the bill introduced by Senators Marks, and if this was the appropriate way to handle it. He stressed concern of the strength of the bill and if the Commission had been involved in the process. He continued he was in full support of our Housing Police being made Peace Officers, but his concern was the process of the bill.

Commander Dangerfield commented to Commissioner Ubalde of efforts of the Housing Police to achieve Peace Officer and he assumed that this bill came through the Commission.

Commissioner Ubalde asked the Executive Director to check on this issue.

Mr. Williams stated several years ago, he was aware of the Housing Authority's efforts to obtain Peace Officers status, this was before he became Executive Director.

Commissioner Ubalde stated there seems to be some problems in the feelings of the Officers in having two (2) housing officers in the same car.

Mr. Dangerfield stated supporting data indicates that two (2) persons in a car is not needed, he continued looking at the end report of 1979 shows decreases in the amount of vandalism, possibly due to the mileage covered by the housing police. He mentioned in a recent survey most of the housing tenants are beholding to the Housing Police and hold the Housing Police in a much higher esteem than the City Police.

Commissioner Ubalde asked in regards to the strike settlement what is their perception, do they still feel that a two (2) man car is still needed.

Mr. Dangerfield stated most of the officers have mixed feelings and tendencies toward working the single control car. He stated before he became Commander, Housing Authority Police worked alone being in command of their own ship, officers have indicated wanting to work a one (1) person car, but part of the Union Agreement was to have a two (2) person patrol car. He asked to possible consider having a combination of one (1) and two (2) person cars and review the policy of the union agreement.

Chairperson San Jule asked how many automobiles does the police have?

Commander Dangerfield answered there is a total of six (6) cars, four (4) being road running and two (2) spares.

Chairperson San Jule asked was it possible to combine the auto patrol and the foot patrol?

Mr. Dangerfield stated yes, and this is being done by request of the Resident Area Managers but this is not the general practice.

Commissioner Ubalde referred to Mr. Dangerfield's report that $90,000.00 was in the last years budget for private security guards. He asked does he know how much the savings effectiveness is with having our own police.

Mr. Dangerfield stated he will know this information at the end of the year on the cost report. He included that private security guards are paid $6.50 per hour and Housing Police are paid $5.50 per hour plus fringe benefits.

Commissioner Hom asked are we providing adequate training for new employees?

Commander Dangerfield stated new hires are usually experienced and the two (2) new hires were previous CETA employees having substantial experience. He continued that there is no formal training program, as stated in the report.

Commissioner Ubalde recalled a meeting that the Executive, the Commander and himself attended, and he asked what was the result of that meeting.

Mr. Dangerfield noted it was a total loss because of change in the Administration, and included that another meeting is scheduled on March 12, 1980 at 10:00 a.m. and he requested a member of the Commission to be present.

Commissioner Cook recapped there are 7,200 units in 40 different locations 20,000 residents having not more than 7.4 officers to cover the areas and two-thirds (2/3) of the time 4 officers and through the union contract of 1979 it stipulates Housing Police to ride in paris. In summary he stated there are two (2) cars in the city of San Francisco and this should create a problem. He asked what kind of cooperation are we having with San Francisco Police Department? Do we have an agreement with the Chief? and are there statistics on arrest or statistics as to where San Francsico Police spend time on Authority property?

Commander Dangerfield stated the meeting scheduled for March 12, 1980 will be held to discuss what service we can recieve from San Francisco Police Department.

Commissioner Cook asked if there was an agreement with San Francisco Police Department? Mr. Dangerfield answered no.

Commissioner Cook asked does public housing tnenats get similar service that the private sector gets from the police.

Mr. Dangerfield answered no, and commented on a survey showing 80% of public tenants feeling they weren't given the smae services private tenants receive.

Commissioner Cook asked were there any written or verbal replies within San Francisco Police Department as not to service or respond to calls within San Francisco Housing Authority projects?

Mr. Dangerfield replied that there are mized understandings as to who should deliver service to Public Housing since it is considered Federal property in City jurisdiction. He stated clarification is needed.

Mr. Williams commented on a meeting with Mr. Murphy and other police officers and PHTA, being held within the last 5 months. He reported these concerns were discussed and assurances from Mr. Murphy indicated that there will be more cooperation between the Authority and the Police Deaprtment. Mr. Williams continued that he hasn't seen any substantial improvement in that area. He agreed with Commander Dangerfield that first, authority police should handle housing problems and secondarily the SFPD will become involved.

Mr. Williams stated that there have been several follow-up meetings to improve relationship and Mr. Murphy, current Chief of Police, was the respresentatives at that time.

Commissioner Ubalde recalled a meeting regarding this problem, and the outcome of this meeting was to increase the number of police in the Northbeach area that committment was made by the Commander of Northbeach who is now Police Chief, and he should be reminded at the next meeting of March 12, 1980. He added the Commission should be involved.

Mr. Dangerfield stated the police department has operated in bad faith with the Housing Authority. He added that Bi-Lingual officers were to be made available to us and no substantial service has been given.

Commissioner Cook thanked Commander Dangerfield for the initative working with Senator Marks on Senate Bill 1374. He continued to the lack of police officers and a large geographic area to cover, he moved that the Commission supports SB 1374, and stated he would like to attach to that Resolution a letter to Senator Marks and members of the Committee stressing support from the San Francisco Housing Authority Commission.

Mr. Williams stated it would be appropriate for a motion to accept the sense of the Resolution fefore proceeding, and if that motion carries, he will draft a Resolution and forward it to Senator Marks.

Commissioner Cook proposed a Resolution supporting SB 1374.

Commissioner Hom seconded the motion. Unanimously approved.

Commissioner Cook referred to Commander Dangerfield's report on mileage of 250,000 miles per year, at 20¢ a mile being $50,000.00 per year. He asked Mr. Dangerfield what is a typical day of a police officer under his direction? How much time is spent driving back and forth in the city? He stated instead of auto patrol, he wanted Housing Police to spend time in projects walking around showing a bodily presenance and less time in auto patrol.

He stated he didn't agree with Mr. Dangerfield on automobile control, because a cop on the beat is the best way to go, stating we need more than a cop riding from one project to the next.

Mr. Dangerfield replied 250,000 miles is a lot but there are scattered sites.

Commissioner Cook asked do the Housing Police just respond to calls or do they have visual patrol?

Mr. Dangerfield stated out of 250,000 miles per year 75% to 80% are patrol or visual observation.

Commissioner Cook stated is there a way of dividing the first and third shifts into two (2) parcels because of manpower. He commented on the Chairperson point of increasing the amount in and out of car activity patrol.

Commissioner Ubalde asked do we have police women?

Mr. Dangerfield answered we have one women in the police department.

Commissioner Ubalde referred to the budget increase in staff and asked if Mr. Dangerfield is considering to hire women.

Mr. Dangerfield stated the female officer is the first female to be hired in the Housing Authority Police, so he indicated he is ipen minded on this issue.

Commissioner Ubalde asked if the increase in staff budget have been discussed in the Finance Committee.

Mr. Dangerfield answered not at this point because the budget was recently submitted, this is the 1981 budget. He stated that he and Mr. Williams agree that there should be more citizens involvement. Mrs. Wallace is trying to get funding for the Community Crime Prevention Program for the citizens safety, and there is a total of $500,000.00 coming to San Francisco and Public Housing is on line for the greater share of this money.

Commissioner Cook noted that Police Officers respond to both maintenance and crime calls, and he asked Mr. Dangerfield to explain why they respond to both calls.

Commander Dangerfield explained that basically the police are on duty 24 hours and when maintenance calls are responded to it may eleviate a plumber to come out, he stated the Housing Police respond to maintenance calls to verify if infact a electrician or plumber is needed, but they do board up windows ie......broken windows.

Commissioner Cook stated having so few police officers how can we justify sending them out on maintnenace calls.

Mr. Williams clarified the responding of police officers to maintenance calls stating the police respond on evenings and weekends maintenance request calls, because we do not have maintenance personnel and its not economically feasible to have maintenance personnel waiting at Egbert Street for a request call regarding what may not be a maintenance problem. He continued at this moment it is more cost effective for us to have this arrangement than a maintenance personnel sitting and witing and being paid for those calls to take place.

Commissioner Cook asked if they do maintenance work in responding to request calls.

Mr. Williams stated during regular day the police should not be responding to maintenance request.

Commissioner Cook referred to Mr. Dangerfield report's - Recommendation item (c) Personnel Section - he stated the police need to operate under another set of regulations not set in our personnel policies. He asked of Mr. Dangerfield to make a draft of what he feels would be appropriate for rules and regulations for the Housing Authority Police and brought beofre the Personnel Committee.

Commander Dangerfield stated this has been done with present personnel and duties descriptions and how they should be hired and pre-employment requirements, a copy will be sent to the Commissioners, because there was a problem with the selection process being no standard requirements for the Housing Police. He stated this is position of Trust and the requirements should be different from the regular employees.

Commissioner Hom asked what is the current Security Guard situation at Ping Yuen Project.

Mr. Dangerfield stated there was an agreement from January through September 1979 to increase security for the tenants, and there has been a decease in crime in those areas. He continued Mr. Williams established approval for Bi-Lingual telephone services for the residents of Ping Yuen so they could call in reports of crime and maintenance he commented unfortunately what took in those bi-lingual services was that the instruction were not clear ans as a result the company monitoring these calls were only answering calls relating to police, and this will be corrected.

Chairperson San Jule recalled the Housing Authority putting good lighting, to increase the light and put gates on the windows in Ping Yuen and all this was done in the last year, and crime has been much lower.

Mr. Dangerfield stated there is still a fear of crime in Ping Yuen and perhaps with tenant involvement we can reduce this problem.

Commissioner Ubalde asked in regards to tenant participation has their interest increased in security.

Mrs. Wallace asked if the two (2) automobiles that were in the riot, were new and are these cars included in the total of 4 cars in the report you are rquesting?

Mr. Dangerfield answered those vehicles were new, and the ligitation is pending on obtaining those vehicles.

Mrs. Wallace stated she is concerned with the statement in reference to the District Attorney refraining from subpoenaing officers involvement.

Commander Dangerfield stated we don't have any control over the subpoenaing officers as a policy matter the Commissioners may be able to suggest that two (2) officers are not needed to testify, and perhaps the Commission can write a letter or memo to the District Attorney's Office asking them to hold only one (1) officer responsible because each Court appearance takes approximately four (4) hours.

Mr. Williams introduced the next Resolution:

(b) RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER IN A CONTRACT WITH AN EXPREIENCED LABOR NEGOTIATOR

RESOLUTION NO. 2312

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RESOLUTION NO. 2312

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RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A CONTRACT WITH MILTON REITERMAN, LABOR NEGOTIATOR

* *

WHEREAS, the San Francisco Housing Authority will soon enter into a series of complex and time-consuming negotiations with all unions representing Authority employees; and

WHEREAS, it would be to the benefit of the Housing Authority to secure the services of an experienced labor negotiator; and

WHEREAS, Mr. Milton Reiterman has expressed a willingness to serve as this Authority's negotiator; and

WHEREAS, the Personnel Committee of the San Francisco Housing Authority Commission, and the Executive Director of the Authority interviewed Mr. Reiterman and other candidates; and

WHEREAS, it is the decision of the Personnel Committee and the Executive Director that Mr. Reiterman is very well qualified and experienced in the area of labor relations and negotiations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Executive Director is hereby authorized to negotiate and consummate a contract with Mr. Milton Reiterman in compliance with all the applicable rules and regulations of the United States Department of Housing and Urban Development.
2. This Resolution to take effect immediately.

APPROVED AS TO FORM:

____
Lois L. Johnson,
Counsel

DATE:__________________________

Secretary stated this is a Resolution entering into a contract with Mr. Milton Reiterman, who served as an Authority Labor Relations Negotiator, this matter has been pending for sometime, and we have had a number of persons under consideration for this position. He stated at the meeting of January 10, 1980, the Commission directed the Personnel Committee to participate with the Executive Director in the selection process for a labor negotiator, and interviewed each of the persons under consideration for this position.

He stated it is the Personnel Committee's feelings as well as himself that Mr. Reiterman be retained to carry out these activities, and urged that this Resolution be adopted.

Commissioner Hom asked how many people were interviewed.

Commissioner Ubalde stated the Personnel Committee did not make an official decision, he stated they were waiting for a request to meet with one (1) other firm. He continued he was speaking as an individual rather than as a chairperson to the Committee.

Chairperson conferred with Commissioner Ubalde.

Commissioner Hom stated it is necessary that we have such a person involved with the Housing Authority and he motioned that this Resolution be carried and we hire this person as soon as we can.
Commissioner Ubalde seconded. Unanimously approved.

12. TENANT REPRESENTATIVE REPORT

Mr. Williams stated we have several visitors cards indicating they wish to address the Commission.

Mrs. Frances Williams, PHTA -HARBOR SLOPE, addressed the Commission.

Mrs. Wallace stated this agency is falling because none of the Commission is really concerned. She commented on the article in the papers being degrading to Blacks. Mrs. Wallace explained in regards to the Washington Conference, several members of the Commission attended, if her children had attended it would have been called moondoggling. She commented on threats she had been receiving.

Commissioner Cook expressed his concern of Mrs. Wallace receiving threats, and asked who was treating her and for what reason.

Mrs. Wallace stated she knew who was threating her but did not like name calling and stated whe would call names.

Commissioner Cook asked is this a Housing Authority employee?

Mrs. Wallace stated in terms of Personnel a person does not call a persons name in an open meeting, she added she will not be caught in a suit in that manner.

Commissioner Ubalde stated that he would like to get that information from Mrs. Wallace and hold a hearing on that.

Mr. Williams suggested that an Executive Session be held and Mrs. Wallace be invited and she can inform us as to who is threatening her and give us the specifics and the Commission act on this as a Personnel matter.

Chairperson San Jule asked Mrs. Wallace if she would be willing to tell the Commission at an Executive Session.

Mrs. Wallace answered she was upset and would reply later.

12. ADJOURNMENT:

There being no further business to come before the Commission, the meeting was adjourned at 11:45 p.m.

Joan Brynes San Jule,
Chariperson

Carl L. Williams,
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, MARCH 13, 1980, 10:00 a.m.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Joan Byrnes San Jule, Chairperson
   The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:
    a. Report of Wil Ussery, Director of Program Development
    b. Resolution - Authorizing Budget Revision #1 - Section 23 S.F. Contract #268
    c. Resolution - Authorizing Budget Revision #2 - Low Rent S.F. Contract #255

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

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SAN FRANCISCO HOUSING AUTHORITY

March 13, 1980

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

March 27, 1980

The agenda for this meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, March 27, 1980

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, at 440 Turk Street San Francisco, California, at 10:00 a.m., Thursday, March 27, 1980.

1. ROLL CALL:

Meeting was called to order by Chairperson San Jule at 10:03 a.m.

Roll Call found the following members to be:

PRESENT:
Joan Byrnes San Jule, Chairperson
The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
Ben L. Hom, Commissioner — Arrived at 10:15 a.m.
Preston Cook, Commissioner
Betty Brooks, Commissioner

ABSENT: None

ALSO PRESENT:
Carl L. Williams, Secretary/Executive Director
Lois L. Johnson, Counsel

2. VISITORS:

Cleo Wallace, President, PHTA
Christine Neal, Vice President, PHTA
Tom Sullivan, PHTA
Sadie Gray, PHTA
Lillian Phillips, PHTA
Hai Huey Joe, Ping Yuen Tenant
Louise Yee, Ping Yuen Tenant
Mee Jm See, Ping Yuen Tenant
K. Chung Lee, Ping Yuen Tenant

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the agenda with a second by ommissioner Cook.

Unanimously Approved

4. APPROVAL OF MINUTES:

Commissioner Ubalde stated there were some corrections to be made as follows:

Page 6, Paragraph 16, last sentenance interest should read interested

Page 6, Paragraph 18,'Mr. Ussery stated its a complicated proess but there is no real problem about pursueing that issue.

Page 7, Paragraph 9,'Commissioner Ubalde made a point of clarification that he requested that Authority have a comprehensive policy developed in the near futrue, that each department head make a presentation/report and that for all the reports be reviewed, and the outcome be priority highest in regards to needs and agencies as a new comprehensive policy for the Authority.

Commissioner Ubalde made a motion that the minutes be approved as corrected with a second by Commissioner Cook.

5. GENERAL COMMUNICATION:

Mr. Williams commented on the Agenda from the National Tenants Organization's Western Regional Conference taking place March 28, through Sunday afternoon, March 31, 1980 at the Bellevue Hotel in San Francisco.

Commissioner Ubalde and Chairperson San Jule both expressed their regret of not being able to attend.

Commissioner Brooks stated she would attend and participate.
Mr. Williams stated he and Commissioner Brooks were scheduled on the Agenda for Workshops.

6. REPORT OF SECRETARY:

There is a scheduled Executive Session after the Commission Meeting to discuss legal matters.

7. COMMITTEE REPORTS:

None

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

Mr. Williams stated this Resolution was referred several meetings ago to the Site and Design Committee for a hearing and public comment. This Resolution places a temporary ban on any further new conception planning activity by the staff until such time as the maintenance, management and security of our existing units have been improved with the exception of those units that have been under consideration int he Western Addition. This matter was heard in two (2) separate sessions by the Site and Design Committee there was a number of participates who came froward and gave testimony and written comments on this Resolution. A letter was received from the Mayor and Rai Okamoto, Director of Planning and testimony was heard from the Area Office of the Department of Urban Development and PHTA and WAPAC.

He stated we did not hear anything, written or oral from California Housing Finance Agency which were invited to both sessions to send a representative. The Site and Design did not take any action on this Resolution and no vote was taken there was no resolution offered to forward to the full commission with any recommendation it was mentioned that should now come before the full Commission and it is before you now for your action.

Mrs. Cleo Wallace addressed her concerns to the Commission regarding understanding the Personnel Code of 'Conflict of Interest' as it relates to the Commissioners. She continued by addressing her question to Commissioner Cook. She asked him if he was in the Real Estate business? Commissioner Cook answered yes. Mrs. Wallace asked Chairperson San Jule if she was in the business of developing or have started to develop housing? Chairperson San Jule answered no. Mrs. Wallace stated her concern is conflict in terms with Commissioner Cook proposing this Resolution and being in the Real Estate business and it disturbs the people, for a person in Real Estate to propose a halt to low income housing in terms of where your real committment stands. She stated she will pursue this legally.

Commissioner Cook stated in light of Mrs. Wallace's remarks he asked Counsel for a written opinion from the City Attorney's office if there is any truth to the charges of 'conflict of interest' due do his involvement with this Resolution.

Commissioner Ubalde asked Ms. Wallace if she was present at the last Site and Design Committee Meeting and what was PHTA's stand regarding this Resolution?

Mrs. Wallace stated PHTA feels that Housing Authority should not close out building more public housing because if we do we will be going in the same path Nixon went placing a moratorium. She referred to the records at the Authority that a number of units in the pipe at the time of the moratorium that has never surfaced since then and it was not just in the Western Addition and Hunters Point but there were units going to be built thoughout the City.

Mrs. Wallace referred to the new HUD guildlines dealing with Section 8 and Modernization. She stated this resolution is saying not to build any new housing and we don't have housing for the people here. We must keep on the board a way to deal with housing. Her concern was how do you address to HUD to begin dealing with continued funding.

Commissioner Brook motioned to table this Resolution and not to vote on this today until hearing from Counsel.

Commissioner Ubalde asked Counsel if tabling cuts discussion on a matter? Counsel answered it does not cut discussion, it's moved to vote on at another time.

Commissioner Ubalde expressed he needed to speak on the matter today. He stated he wanted some information on the impact that WAPAC made.

Chairperson made a note that Commissioner Hom arrived at 10:15 a.m.

Commissioner Cook spoke on WAPAC's opposition of this Resolution and there intend is to pursue litigation on the 42 units. He stated his resolution does not cover that 42 unit area. He stated WAPAC may consider filing a law suit on his Resolution if it passes. He continued in the private Real Estate business the only way to made money is by building housing and its strange to be charged for 'Conflict of Interest' for not building housing instead of building housing. He commended on his Resolution by stating it was a very positive thing for him to pursue.

Commissioner Ubalde interrupted by stating his question was to find out WAPAC's position.

Commissioner Cook stated he wanted to speak a little more on his Resolution.

Commissioner Ubalde stated he was not through with his questions and after that he wanted to make a comment. He expressed his mixed his feelings on the matter until reading Mr. Okamoto memo to Mr. Carl Williams. He referred to the memo by stating his comments in the Memorandum are very helpful. (referr to Okamoto's memo dated 3/12/80). He stated if new housing development is not pursued the resources will be lost in the city.

Commissioner Ubalde stated he has no choice in good conscious but to oppose the Resolution before us. He was open in tabling this resolution but he is not accepting this Resolution. He encouraged the Commission to be very mindful of the responsibilities that was placed on their shoulders.

Chairperson stated she has mixed feeling regarding this resolution and expressed her concern for low income housing being build in San Francisco but at this present time there will be no new housing build whether this resolution passes or is defeated. She continued she will table this resolution at this time to get more imput to consider at a later date.

Commissioner Brooks stated she has no mixed feeling regarding this resolution. She stated she wanted it on record that she opposes this resolution and expressed her surprise and thrill of Commissioner Ubalde 's feeling's on this Resolution.

Commissioner Hom stated his professional business is financing the purchase of homes. We have a unclear ecomony and he's concerned with the housing situation in the city. We have units currently not under the monthly income payroll. We are in need of new housing development n the future. The 'Examiner' stated the housing industry is dying. He stated the industry leader's of the Savings and Loan's Finance and Banks are working closely together to find a solution to solve the slump that we're in. We are in a period of 'bad news', we have to overcome this situation but it won't be easy and we must prepare to live in a limited budget because funds are less available.

Commissioner Hom continued it will not be for the best interest of this organization to have a resolution on the records to show we are not supporting the home, we will not go on record that we will not attempt to build Public Housing or create new housing and new jobs. To discourage new housing in any form would be a disadvantage for the citizens.

Commissioner Cook read an article by Elder Walsh 'The New Game In Town'. He discovered with his resolution that there are other ways to go in financing new construction in San Francisco other than through traditional means. If the Commission and Staff of this Housing Authority continue to use the same methods that have been attempted for the pass 10 and 20 years to build new low income housing in San Francisco it will never be build. The Commission and Staff must be creative. He stated 11 B funding is the only way to go and he instructed staff to look into these matters. He stated there is a clear fact that we must get out house in order before we expand. He stated he is very committed towards low income housing but it is impossible under traditional means.

Commissioner San Jule stated she agreeded that will not be done through traditional means and also staff should look into creative financing. She stated we all want to see new housing built. She asked Commissioner HOm if there were any market of bonds today?

Commissioner Hom expressed his feeling on Public Housing that Commissioner Cook wants to implement and encourage new building of Public Housing but he stated our position is not to discourage new construction.

Commissioner Hom motioned to appoint a Committee of Commissioners and Senior management staff to look into new ways of financing further developments through 11 B bonds. He stated bonds today are not available, we must look into the possibilities of city, state or even Public Housing bonds.

Chairperson asked Commissioner Hom to head the Committee.

Commissioner Cook seconded by adding he would like to serve on the Committee.

Commissioner Brooks moved to defeat the Resolution regarding the halting of new construction.

Commissioner Ubalde asked if Commissioner Brooks is taking her motion off tabling to vote no on this Resolution. Commissioner Brooks answered correct. Commissioner Ubalde seconded the motion.

AYES Ubalde NAYS Cook
Hom
Brooks ABSTAIN San Jule

This Resolution has been defeated.

RESOLUTION PLACING A TEMPORY HALT ON PLANNING OF NEW CONSTRUCTION BY THE SAN FRANCISCO HOUSING AUTHORITY

RESOLUTION NO. 2315

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RESOLUTION NO. 2315

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RESOLUTION ESTABLISHING THE PRIORITIES OF SAN FRANCISCO HOUSING AUTHORITY SHOULD BE ON THE IMPROVEMENTS OF MAINTENANCE MANAGEMENT AND SECURITY OF EXISTING UNITS

* *

WHEREAS, the San Francisco Housing Authority presently has a large number of vacant units due to arson, vandalism and lack of maintenance, and;

WHEREAS, because of insufficient maintenance personnel and financial resources the Authority's ability and capacity to effectively discharge its maintenance responsibilities is very limited; and

WHEREAS, it has become increasingly difficult to construct new public housing units or purchase existing buildings for rehabilitation under the cost limitations imposed by the United States Department of Housing and Urban Development;

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

except for the Section 8 scattered site units planned for the Western Addition, all current planning and development proposals for new construction or the rehabilitation of newly acquired housing shall cease as soon as practicable.

BE IT FURTHER RESOLVED that the major emphasis of the San Francisco Housing Authority shall be in the improvement of the maintenance and security of its existing developments and the expeditious completion of the rehabilitation program in the Bayview - Hunters Point Community; and

BE IT FURTHER RESOLVED that the Executive Director immediately undertake the appropriate administrative measures to effectuate this policy.

APPROVED AS TO FORM:

Lois L. Johnson
Counsel

DATE: ______________________

Mr. Willaims stated there has been a motion by Commissioner Hom and a seconded by Commissioner Cook that a special Committee of the Commission and Staff be composed for the purpose of inquiry into new methods for developing Public Housing in San Francisco.

Commissioner Ubalde asked for consideration from Commissioner Hom that he would not limit participation to Commissioners and senior staff members.

Commissioner San Jule agreed that experts to be brought in to help.

Commissioner Hom stated to get consultants to look at ways and means to develop and report to the Commission.

New Methods in Developing New Creative Ways of Financing New Housing.

This Resolution Passes.

Chairperson San Jule suggested to set up a meeting as soon as possible.

10. NEW BUSINESS:

Mr. Williams introduced the next Resolution commending Mr. Derret Rawls on his retirement from the Housing Authority of the City and County of San Francisco.

Mr. Rawls stood and made his presence acknowledge.

Chairperson San Jule congradulated Mr. Rawls and read the Resolution.

RESOLUTION COMMENDING MR. DERRET RAWLS ON THE OCCASION OF HIS RETIREMENT AS A GENERAL LABORER FOREMAN OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

RESOLUTION 2316

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RESOLUTION NO. 2316

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RESOLUTION COMMENDING MR. DERRET RAWLS ON THE OCCASION OF HIS RETIREMENT AS A GENERAL LABORER FOREMAN OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

* *

WHEREAS, Mr. Derret Rawls has retired on February 1, 1980, as a General Laborer Foreman of the San Francisco Housing Authority after serving in the Maintenance Department for 33 years, 9 months and 6 days; and

WHEREAS, Mr. Rawls first came to the Authority on May 7, 1947, as a laborer at the rate of $215.00 per month and now in the year of his retirement was charged with the supervision of a crew of 40 men working throughout the Authority's developments; and

WHEREAS, over the years Mr. Rawls has gained the respect and admiration of the residents and his fellow workers as "never being too busy to give a little something extra" and being a "gentleman's gentleman"; and

WHEREAS, over the years Mr. Rawls diligently performed his duties and was dedicated in his steadfastness and reliability, he how plans to spend his time "traveling and enjoying the leisurely life".

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That this Commission extends to Mr. Derret Rawls its commendation for good work, its appreciation for long and faithful service and its best wishes for a happy retirement.

Commissioner Ubalde moved to accept this Resolution unanimously.

Mr. Williams presented Mr. Derret Rawls the Resolution.

Mr. Rawls addressed the Commission and stated he appreciated the resolution and it will be cherished for the rest of his life.

Mr. Williams introduced the next Resolution.

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR MODERNIZATION OF HEATING SYSTEM IN CAL 1-5 BERNAL HIGH RISE

RESOLUTION 2317

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RESOLUTION NO. 2317

RESOLUTION AUTHORIZING AWARD OF CONTRACT FOR
MODERNIZATION OF HEATING SYSTEM IN CAL 1-5
BERNAL HIGH RISE BUILDING.

WHEREAS, on January 17 & 18, 1980 this authority advertised for bids for the modernization of the hot water heating systems for 62 Apartment units in CAL 1-5 Bernal High Rise Housing Project; and

WHEREAS, on February 14, 1980 the following bids were received for this work and publicly opened and read aloud:

1.	Aire Sheet Metal	$119,760.00
2.	Leon Carlen	$142,000.00

WHEREAS, this Authority has reveiwed the bids and has determined that they are responsive and the low bid is within the estimated budget.

NOW THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO.

I. That a contract for the modernization of the hot water and heating systems in Bernal High Rise be awarded to Aire Sheet Metal, Inc. in the amount of $119,760.00

II. That this action shall not constitute notice to the contractor of the award of contract, and no award shall be effective until the contractor is given written notice thereof.

III. That this action is contingent upon HUD approval of the bid and receipt and approval of the contractor's affirmative action program and evidence of bondability.

IV. That the Secretary-Executive Director is authorized and directed to execute a contract with the above-named contractor on behalf of this Authority.

APPROVED AS TO FORM:

____
Counsel:

DATE:________________

Mr. Williams explained this Resolution is for the modernization of the hot water and heating systems in the Bernal High Rise Building. We are in receipt of two bids on bid recieved February 14, 1980 and the other bid received January 17 & 18, 1980. The low bid is within the budget for this wor and funds are available from the Phase V Modernization allocation. Staff has reveiwed the bids finding them in order and request the authorization of the Commissioner to go to the lowest bidder. Mr. Williams stated one bid is for $119,760.00 and the other bid was for $142,000.00.

Commissioner Hom moved to adopt this Resolution and immediately award a contract to the people for the Bernal High Rise. Commissioner Cook seconded.

Commissioner Cook asked what the risks are and what is the modernization?

Mr. Larry McMillen, Program Development Administrative, answered Commissioner Cook by stating some of the units in Bernal did not have adequate heating.

Commissioner Cook stated it's a ducting system instead of a new system, and he asked how does this effect hot water.

Mr. McMillen stated the hot water is necessary to have slightly additional capacity than the existing heating unit.

This Resolution passes.

Commissioner Cook referred to a newspaper article about Mr. Walter Scott and stated he was dismayed. He stated he received he received a Memorandum dated March 18, 1980 from the Executive Director outlining his concerns. He referred this matter immediately to the Personnel Committee for a discussion to make sure every avenue has been pursued and requested Mr. Scotts presence to express his side of the story and information for the City Attorney's office to rectify this situation as soon as possible. This is a form of a motion.

Commissioner Ubalde stated he seen no need to make this a motion. He stressed his concern not to question just one individual and this request should be very respectful to other staff.

Commissioner Cook stated his intend was to one individual, Mr. Scott and it was not on any of the other staff personnel because he has not heard about them. He stated his request comes from an newspaper article regarding 'Conflict of Interest" with Mr. Scott.

Commissioner Ubalde asked if the Commission could have copies addressed to the Executive Directors Staff to have a inclusive meeting rather just for one individual.

Chairperson stated to meet first with Mr. Scott and then with anyother personnel matter.

Commissioner Ubalde stated what he is asking is for the Executive Director to give the Personnel Committee the opportunity to review the kinds of reports he receivedfrom his request.and if there are other circumstances simular to the accusation that has been made on Mr. Scott then the Personnel Committee will be more than happy to listen to every report.

Mr. Scott addressed the Commission and stated he never received any request from the Executive Director that went to Staff members.

Mr. Williams stated the memo regarding outside employment was originally sent out August of 1979 to all staff. He stated what Commissioner Cook is referring to is a subsequent request that went to Department Heads. Mr. Scott was not included in that because at that time it was anticipated that he would be leaving and going to the Department of Housing and Urban Development. Mr. Williams stated he has asked Mr. Scott to give him a report regarding his particular involvement.

Commissioner Hom stated that all comments and reports be referred to the Personnel Committee and we go on to other business.

11. TENANT REPRESENTATIVE REPORT:

Mr. Williams stated Mr. George Lee, Ping Yuen Tenant Associations has requested to address the Commission.

Mrs. Cleo Wallace stated Mr. Lee will be discussing the problems in Ping Yuen.

Mr. George Lee addressed the Commission with Legal Counsel, Evelyn Lee.

Mr. Williams stated regarding the Escrow Account the letter was sent to Ping Yuen Legal Counsel.

Ms. Evelyn Lee clarified the question of George Lee by stating his question was concerning the grievence because at the end of February a request for grievance hearing was sent to the Director of Resident Services and he told there was some hang up.

Mr. Guest stated this was a different type of grievence hearing, which required a meeting with Mrs. Wallace and her attorney to see if a grievance hearing was appropriate. I will be scheduling a grievance hearing. Mrs. Wallace stated Mr. Guest has not send those grievenace request to PHTA's office and that was another hold up.

Mr. George Lee and Counsel Evelyn Lee outlined the Ping Yuen Tenants complaints;

No Hot Water

Mr. Larry Custus reported on complaints from October 1979 to current. He stated numerous attempts have been made to make those units maintain properly. The three hot water boilers are to be replaced by one WAPAC Boiler and this will require repiping.

Chairperson San Jule asked is there any place to find the monies to replace these boilers?

Mr. Williams stated there is only one place and that is in the budget and we try to find it.

Counsel Lee summarized the problems at Ping Yuen:

Hot Water
Elevators
Maintenance
Communications to Police and Maintenance Calls

She requested the Commission to ask Mr. Williams to report back at the next meeting regarding the problems at Ping Yuen.

Mr. Williams stated the absence on the Controller has no baring on the boiler situation. The appropriate documentation was received and when fund are made available from a legitimate source. He stated we need to analze the problem, which means replacing machinery.

Commissioner Hom asked if there is any immediate relieve to solve this problem any immediate available finance solution.

Mr. Custus stated he was in receipt of communication Factory Mutual, Insurance representative and their request is that we maintain our boilers on a 8 hour a day ie each boiler be visited in an 8 hour period. If we don't the insurance will be cancelled. He stated he will ask for this request to be reconsidered due to the staff situation this problem is also in the Plaza ie. the boiler fire is down. Mr. Custus suggested that we decrease the boilers from three to one.

Mr. Williams stated the bid process takes two weeks to advertize, that is the legal requirement. This will be done as quickly as it can and it will be reported back to the Commission.

Commissioner Ubalde asked if there was some way to facilitate this matter at Ping Yuen besides the bidding procedure.

Mr. Williams stated there are certain provisions and circumstances that we can waive the bidding requirements.

Commissioner Ubalde asked the Commission to direct staff to proceed.

Mrs. Wallace asked the Commission to consider Plaza to consider Plaza East who is having Boiler problems. She stated she would not like to see us favor one area project and not the other.

Larry McMillen addressed the Commission stated we need to declare an emergency for Ping Yuen and Plaza and a motion should be made.

Hattie Williams addressed the Commission and was referred to Rent Collection Department.

Commissioner Ubalde motioned to declare an emergency on the Ping Yuen Boilers and Plaza.

Counsel Evelyn Lee asked that this motion be held off until all Commissioners are present.

Mr. Custus stated in regards to the maintenance of the grounds there is machinery on order that will expedite the cleaning of these buildings. We will now be vacumming the inside of the hallways.

Commissioner Brooks asked Mr. Lee how many residents do he have ready to work now.

Mr. Lee answered about 15 and maybe they can be paid minimum wage.

K. Chung Lee, Ping Yuen Tenant addressed the Commission, he stated he was 81 years old and had to walk up 70 stairs to get to his apartment because of the broken elevators.

Mr. Williams stated he will be sending a request to the Mayors office regarding the emergency allocation and the funds be released right away.

Commissioner Cook asked if that was part of the emergency elevators fund?

Mr. Williams stated this was part of the 1980 and 1981 allocation for funds to repair the elevators at Ping Yuen.

Mr. Dangerfield explained there was a mixup in the communication to set up bi-lingual services to the police and the maintenance calls from Ping Yuen but they are working to rectify that, and he will take the responsibility in seeing that these numbers to bi-lingual services are available.

Chairperson stated there is a motion on the floor to declare Ping Yuen and the Plaza in a state of emergency the motion was made by Commissioner Ubalde and Commissioner Hom seconded.

The state of emergency at Ping Yuen and Plaza was carried.

12. ADJOURNMENT:

There being no further business the meeting was adjourned at 12:00 p.m.

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, April 10. , 1980, 10:00 a.m.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Joan Byrnes San Jule, Chairperson
   The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    (a) Report on Senior Program – Miss Effie Robinson

    (b) Report on Leased Housing – Mr. Wayne Ashcraft

    (c) Resolution – Approving an Application to the U.S. Department of Housing and Urban Development for $172,000 for Physical Improvements in the North Beach Project, Urban Initiatives Anti-Crime Program.

    (d) Resolution – Amending Resolution 2313, Approving Operating Budget October 1, 1979 through Spetember 30, 1980 Covering Section 23, SF-268

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT

session at the offices of the San Francisco Housing Authority

SAN FRANCISCO HOUSING AUTHORITY

April 10, 1980

The minutes for this meeting are missing

session at the offices of the San Francisco Housing Authority

SAN FRANCISCO HOUSING AUTHORITY

April 24, 1980

The agenda for this meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, April 24, 1980

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street San Francisco, California, at 10:00 a.m., Thursday, April 24, 1980.

1. ROLL CALL

Meeting was called to order by Chairperson San Jule at 10:02 a.m.

Roll Call Found the following members to be:

PRESENT:	Joan Brynes San Jule, Chairperson The Rev. A.C. Ubalde, Jr., Vice Chairperson Ben L. Hom, Commissioner Preston Cook, Commissioner Betty Brooks, Commissioner
ABSENT:	None
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Lois L. Johnson, Counsel

2. VISITORS:

George Lee, Ping Yuen
Susan Hughes, HUD
Mrs. P. Howard
Leo Steward
Judy Eliachar, HUD

3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the Agenda with a second by Commissioner Brooks.

Unanimously Approved

4. APPROVAL OF MINUTES:

Chairperson San Jule asked for approval of the March 27, 1980 minutes.

Commissioner Hom stated regarding the March 27, 1980 and April 10, 1980 Commission Minutes he took ample time to examine the minutes of both Commission Minutes, he referred to the last Commission Meeting of April 10, 1980 indicating there were some question as to the input of what was being said at the Commission Meetings. Commissioner Hom's findings of both minutes was that staff took time and patience and the minutes are in order. Commissioner Hom commended the staff for doing a good job in putting into prospect on paper because it is easier to say things than it is to transcribe on paper. He stated this is a difficult task and it takes clever use of words to put down on paper. He stated both minutes are very much in order and he commended staff for the intelligence and patience with the Commissioners and he moved the minutes be approved. Commissioner Brooks seconded the motion.

Unanimously Approved

Commissioner Ubalde moved to adopt the minutes of April 10, 1980 with a second by Commissioner Hom.

Unanimously Approved

5. GENERAL COMMUNICATIONS:

Mr. Williams said he had one item which was a memorandum from the Mayor to all department heads and presidents of various commissions regarding travel, which is dated April 18, 1980. He said the Mayor's memorandum does not prohibit travel, but in view of the city's financial situation, the Mayor does set forth conditions to be satisfied before travel is to be authorized. Mr. Williams said the memorandum arrived too late to be included in the Commission packages but he will provide each Commissioner with a copy. Mr. Williams stressed we have to recieve authorization on a case by case basis for all travel outside of the City.

6. REPORT OF SECRETARY:

Mr. Williams asked Mr. Larry Custus to give the Commission an update on the Ping Yuen boiler situation.

Mr. Custus stated the boiler has been installed and the tenants will have heat and hot water hopefully by the end of today.

Chairperson San Jule asked how long have the tenants been without hot water?

Mr. Custus answered, since the 15th of April.

Commissioner Ubalde made a personal comment stating the maintenance department has been most critized, and expressed to Mr. Custus that he commends him for a superb job considering all the set-backs and disadvantages. He also expressed his positiveness that the Commission shares the spirit of his comments to Mr. Custus. He indicated to Mr. Custus if the Commission could assist him, please do not hesitate to ask for their assistants. Commissioner Ubalde stated he is not saying that we are doing the best job that we could, but considering the disadvantages and problems that Mr. Custus is facing daily he stated his feelings are Mr. Custus is responding to the matter as best as a human being can, and he expressed he feels very good about that and what to expressed that publicly.

Commissioner Hom concurred with Commissioner Ubalde and referred to the last meeting of communications regarding the 95% collected rents. He stated he would like to see us at 100% and he indicated that will be probably impossible, and to do an effective job with todays economy with the condition of monies and funds in all areas concerned, he stated it is quite impossible to make everyone happy. He stated he wanted it acknowledged that we are doing a good job.

Chairperson San Jule asked Mr. Custus for an update on getting the units back on the rent rolls. Mr. Custus answered at the present maintenance is making trade offs in repairing rented units and then they will be concentrating on putting those units back on the rents rolls. Chairperson asked how many units have gotten back on the rent rolls since they started? Mr. Custus answered nearly 230 units, he stated 146 units at Plaza, and 50 units in Sunnydale and approximately 30 units at Potrero and he indicated he could not give an accurate count on the Senior Citizens units. Chairperson asked how many are left? Mr. Custus stated as of the first of the month there were 450 units he stated each month there is a turnover of 73 units.

Mr. Williams stated we will continue to give priority to the vacant units and he indicated one of the problems is that rentals of the units, in some instances are not keeping in pace with preparation of the maintenance department. He stated he went on a tour of some of the units in Plaza and there are a large number of one (1) bedrooms that have been prepared and ready for occupancy but there are difficulities in getting those rented out, and we are trying to speed that matter up. Some of the units are in a severe state of repair that require extensive work. Mr. Williams stated the problem is not just the mainentance but it also has to do with the rentals, close examination finds that certain residents do not want to be placed at certain developments, this is also happening with the Seniors, units are ready for occupancy in the Woodside Apartment Complex but a number of Seniors will not move there because of lack of transporation. He stated there are a number of problems getting the units back on the rent rolls, but we will continue to move forward.

Commissioner Brooks asked if Woodside was the only area ready for occupancy? Mr. Williams answered there are a number of units in Seniors and Family units that have been prepared and ready for occupancy but he expressed he indicated Woodside as an example of the kinds of attitudes that residents have.

7. COMMITTEE REPORTS:

Commissioner Cook made an announcement that the Site and Design Committee will be meeting on April 30, 1980 at 2:00 p.m. and will be discussing rent ranges and Hand Gun Control Resolution. He stated he was asked by Commissioner Ubalde to discuss Mr. Ussery's?

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

Commissioner Cook stated he requested Counsel at the last meeting to draft a Resolution to finalize a Resolution on Gun Control which was completed and requested a copy of the Resolution to go to each Commissioner and be discussed at the Site and Design Committee to get the necessary votes to be directed to the full Commission for action.

Commissioner Ubalde asked Commissioner Cook to cover the waiting list of applicants applying for Housing. Commissioner Cook answered that will be another item discussed.

10. NEW BUSINESS:

Mr. Williams introduced the first Resolution stating this is a Resolution authorizing execution of preliminary loan contract with the Department of Housing and Urban Development regarding the Authority's development program Cal-138. He stated what this does is authorize us to continue to finalize the documents with HUD pertaining to the deferrment of the initial planning cost for this particular project on behalf of the San Francisco Housing Authority.

Commissioner HOm asked on this resolution dated July 27, 1978, where are these 51 units for rehab? Mr. Heynneman answered these units are throughout the city. Commissioner Hom made a suggestion to staff to have a list for the Commission listing the locations of the 51 units.

RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT
CONTRACT NO. SF-408, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE
OF PRELIMINARY CAL 1-40

* *

RESOLUTION NO 2322

RESOLUTION NO. 2322

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RESOLUTION AUTHORIZING EXECUTION OF PRELIMINARY LOAN CONTRACT, CONTRACT NO. SF-408, GENERAL DEPOSITARY AGREEMENT AND ISSUANCE OF PRELIMINARY NOTES

* *

PROJECT NO. CAL 1-40

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") proposes (1) to enter into a contract (herein called the "Preliminary Loan Contract") with the United States of America (herein called the "Government"); and (2) to enter into an agreement (herein called the "General Depositary Agreement") with Bank of America, N.T. & S.A. (a member of the Federal Deposit Insurance Corporation, herein called the "Bank"); and (3) to authorize the issuance of its notes as evidence of advances to be made by the Government to the Local Authority pursuant to the Preliminary Loan Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Preliminary Loan Contract is hereby approved and the Chairperson is hereby authorized and directed to execute two counterparts of the Contract on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the Local Authority on each such counterpart and to forward said executed counterparts, or any of them, to the Government, together with such related supporting documentation as may be required by the Government.

2. The Bank of America, N.T. & S.A., and the Local Authority have previously entered into a General Depositary Agreement, form HUD-51999A dated May 29, 1969, which provides for the deposit of specified monies of "...one or more additional low rent housing projects...". The Local Authority hereby determines that pursuant to the terms of the General Depositary Agreement, the aforenamed Bank shall be the Depositary for the project established under this Agreement.

3. The Executive Director is hereby authorized to file with the Government from time to time, as monies are required, requisitions together with the necessary supporting documents requesting advances to be made on account of the loan provided in the Preliminary Loan Contract, and the proper officers of the Local Authority shall prepare, execute, and deliver to the Government Preliminary Notes hereinafter authorized and shall accept payment therefor from the Government in cash and/or exchange for other notes of the Local Authority, and such persons are authorized to do and perform all other things and acts required to be done or performed in order to obtain such advances. Cash proceeds from the sale of all Preliminary Notes shall be deposited and disbursed only in accordance with the provisions of the Preliminary Loan Contract.

4. (A) In order to evidence advances made by the Government pursuant to Preliminary Loan Contract, and to refund, renew, extend, or substitute for any Preliminary Notes by this Resolution authorized to

be issued (or any Preliminary Notes by any other resolution authorized to be issued which are outstanding, or on deposit for delivery pending payment therefor, as of the date this Resolution becomes effective), or for any Temporary Notes issued by the Local Authority, there are hereby authorized to be issued from time to time, Preliminary Notes of the Local Authority in an aggregate principal amount outstanding at any one time (whether authorized by this Resolution or any other Resolution authorizing the issuance of Preliminary Notes) equal to the aggregate Estimated Cost of Preliminary Surveys and Planning specified in said Preliminary Loan Contract.

(B) Each Preliminary Note shall bear interest, and shall be payable, in form and manner as prescribed by the Preliminary Loan Contract and this Resolution; shall be signed in the name of the Local Authority by the Chairperson or Vice Chairperson; and shall have the official seal of the Local Authority impressed thereon attested by the Secretary.

(C) Each Preliminary Note shall be a direct and general obligation of the Local Authority, the full faith and credit of which is hereby pledged for the punctual payment of the principal of and interest of such Notes.

(D) As additional security for the equal and ratable payment of the principal of and interest on all Preliminary Notes issued pursuant to this Resolution the Local Authority, to the fullest extent permitted by the laws of the State, hereby pledges, mortgages, conveys, and grants, unto the Government, all the real and tangible personal property wheresoever situated which it has acquired or may hereafter acquire in connection with or relating to the low-rent housing undertaken pursuant to the Preliminary Loan Contract. If the preceding sentence shall be adjudged by a court of competent jurisdiction to be invalid or ineffective, it is the intention of the Local Authority to be fully obligated under the other provisions of this Resolution and that such judgment shall not impair or invalidate the obligation of the Local Authority to pay the principal of and interest on each Note from other funds of the Local Authority as herein provided.

5. Whenever the following terms, or any of them, are used in this Resolution, the same, unless the context shall indicate another or different meaning or intent, shall be construed, and are intended to have meanings as follows:

(1) The term "Resolution" shall mean this Resolution.

(2) All other terms used in this Resolution, and which are defined in the Preliminary Loan Contract, shall have the respective meanings ascribed thereto in the Preliminary Loan Contract.

6. All resolutions or parts of resolutions heretofore adopted by the Local Authority which authorize the issuance and/or delivery of Preliminary Notes (sometimes called "Preliminary Loan Notes") pursuant to the Preliminary Loan Contract are hereby repealed: Provided, however, that such repeal shall in no way affect the validity of Preliminary Notes or Preliminary

Loan Notes issued pursuant to said resolutions which are outstanding or on deposit for delivery pending payment therefor on the date this Resolution becomes effective.

7. This Resolution shall take effect immediately.

APPROVED AS TO FORM:

LOIS L. JOHNSON, Counsel

DATE: ______________________

Commissioner Hom made a motion to adopt this Resolution and Commissioner Ubalde seconded.

This Resolution carries

Mr. Williams introduced the next Resolution establishing the proposal to participate in a financing plan on Section 11B and the GNMA Tandem 25 Programs for the construction of low and moderate income housing on the Harkness Hospital Site. Mr. Williams gave some background on this Resolution by saying the special committee that the Commission authorized to investigate and make inquiries into financing of housing program met April 16, 1980, and at time there was a presentation made by staff regarding the inquiries from the E. F. Hutton Company to have the authority to participate with them in trying to get financing under the 11B program for the Harkness Hospital Site. Mr. Williams continued upon the presentation by staff regarding that particular development it was recommended by the two Commissioners who were in attendance at that time that a resolution be prepared. He stated the resolution at this point authorizes us to go forward with discussion and preparations and there are documents, there will have to be a series of legal documents prepared. He continued that our Counsel, along with the City Attorney's Counsel and E. F. Hutton people will be working in preparing these documents, he stated what this does is establish as a matter of principle the Authority's williness and agreements to participate assuming all the other pieces go into place. We will have to report back with additional documents once they have been prepared but this authorizes us to proceed with the preparation of those documents. Mr. Williams stated the representatives from E.F. Hutton are here today to answer any question regarding this program.

PROPOSAL TO PARTICIPATE IN A FINANCING PLAN TO PROVIDE INTERIM LOANS FOR THE ACQUISITION AND CONSTRUCTION OF LOW AND MODERATE HOUSING IN SAN FRANCISCO UNDER THE SECTION 11B AND THE GNMA TANDEM 25 PROGRAMS

* *

RESOLUTION NO 2323

RESOLUTION NO. 2323

RESOLUTION APPROVING IN PRINCIPLE THIS AUTHORITY's PARTICIPATION IN A FINANCING PLAN, THROUGH THE CREARION OF A NON-PROFIT INSTRUMENTALITY, TO PROVIDE INTERIM LOANS FOR THE ACQUISITION AND CONSTRUCTION OF LOW AND MODERATE HOUSING IN SAN FRANCISCO, UTILIZING THE SECTION 11B AND THE GNMA TANDEM 25 FINANCING PROGRAM

* *

WHEREAS, there is a serious shortage of decent, safe and sanitary housing for persons and families of low and moderate income in the City and County of San Francisco; and

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco is desirous of devising innovative financing mechanisms to facilitate the development of new and rehabilitated low to moderate income housing in San Francisco; and

WHEREAS, such an innovative financing proposal has been made to this Authority by the nationally known firm of E.F. HUTTON & COMPANY, INC. for the development of Harkness Hospital; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That it approves in principle this Authority's participation in a financing plan for Harkness Hospital through the creation of a non-profit instrumentality, to provide interim loans for the acquisition and construction of low and moderate housing in San Francisco, utilizing the Section 11B and GNMA Tandem 25 financing program.

II. That the Executive Director is hereby authorized to immediately do all things necessary and proper to prepare the required documents for the Authority's participation in the Harkness Hospital financing plan.

III. That the Executive Director is hereby further authorized to determine to what extent the instrumentality created for the Harkness Hospital plan may be utilized for other low to moderate income housing developments.

IV. That the Executive Director do all things necessary and proper to assure the developers of Harkness Hospital agree to utilize, to the maximum extent possible and permitted by the applicable regulations, applicants on the Authority's waiting list in the leasing of units developed at Harkness Hospital under this plan.

Commissioner Hom apologized to the Committee for not being able to attend the last Finance Committee Meeting. In reading the proposal of E.F. Hutton and the discussions he stated he finds it very interesting and it will gratifying and rewarding to explore the possible avenues to development this into public housing, he stated in lieu of todays high costs of funds he stated he is inconjunction with Chairperson San Jule and Commissioner Cook that we adopt this Resolution and the staff to work very closely with E.F. Hutton people.

Commissioner Cook made a point regarding the drafting of the resolution that it mentions E.F. Hutton and their concerns and interest and the documentation, it does not imply that E.F. Hutton will be the issuer of the bonds. He stated this should be understood that this is an area that we are still pursueing.

Commissioner Hom stated the Executive Director wishes us to initial discussion and explanation in conjunction working with E.F. Hutton to explore to see if this is possible. He explained he fully understands that we have no committment to E.F. Hutton or any other agency for such bonds.

Commissioner Cook reported on the Committee meeting stating he is pleased that we are pursueing this area and a way has been found to finance low income housing in San Francisco. He stated his initial research on this finds that this will work. He stated he learned from the people at the meeting and he then introduced Ms. Ann Grani, from Bank of America, who attended the meeting.

Chairperson San Jule asked before we hear from the representatives from E.F. Hutton and Ann Grani that she had a question. She stated that she realizes that the Housing Authority will be the conduit for the bonds to promote housing in San Francisco but this is just setting up the mechanism. She asked at what point is the bonding market viable that the bonds could be issued, because there is no present bond market. She asked at what interest rate would bonds become feasible?

Mr. Rob Dick, municipal underwritter for E.F. Hutton and Company from Denver. He aswered we are anticipating issueing out bonds, tax exempt for the Harkness Hospital project, it will be short term nature to be used to finance the structure period of the project. He stated the permanent financing will be done GNMA Tandem 25 program, GNMA will purchase the mortgage at 7½% at 97½% of the pare value plus GNMA will have to pay an additional ½ of per cent per year to pay for the FHA insurance. He stated this project is FHA insured as well as the construction draws. This is a very high quality piece of paper that would be comparable to double A rated because it is a tax exempt municipal note. The reason this rating is obtained is because of the FHA insurance. The market interest rates are coming down and interest rates are dropping. The developers are proposing section 8 low income housing projects for the elderly or for families he indicated they are faced with two (2) alternatives (1) to use the GNMA Tandem program which does not come with interim financing, in order to obtain interim financing at the lowest possible rate there is a possibility that it could be done on a tax exempt basis under 11B mechanism. He stated todays interest rates would be favorable to developers it is the only alternative they have to finance project if they are going to the GNMA Tandem 25 take out. He referred to the last meeting when he was present they were speaking of an interest rate of 10% but he indicated that todays market it could be done in the neighborhood of 8¼% or 8½%.

Commissioner Cook asked regarding an article in St. Louis concerning this type of financing, and how sucessful it has been but it had a date of September 30, 1980 that there is a set amount of monies available under this program (Tandem 25 Program).

Mr. Rob Dick stated the Tandem 25 Program had 250 Billion Dollars in the fiscal year of 1980. There is 1.2 Billion still available to finance. He continued the GNMA committment will be obtained by the Bank of America. He stated these projects could be processed expeditiously and the funds should be available.

Commissioner Cook asked if he seen any extension in this September 30, 1980 deadline that have been set? Mr. Rob Dick answered it would depend on who the Administrator would be and their discretion on housing, he assumed the program would be funded.

Commissioner Ubalde stated there has been a lot of work preparation for the Harkness Hospital, the Architect work and Planning work. He asked if the work that was done before could be used so that one does not have to start over again to determine the feasibility of the plans that might be needed. He stated it might be helpful to touch base with the group that have been living at the Harkness Hospital to find out what kinds of feasibility studies that have been done in that way the cost of the studies may be cut.

Mr. Rob Dick stated that Bank of America is working very closely with the Developers and the Architect trying to put the Harkness Hospital project together and they are analzing the feasibility in the lowest available interest rates.

Commissioner Ubalde asked Ms. Grani was working with Ms. Maria Galatti? Ms. Gani answered she has been working with Al Lanier and Gustaf Erpen and Mr. Lanier is present. Commissioner Ubalde stated that Ms. Grani has been in consultation with them.

Mr. Rob Dick answered Commissioner Cook comment regarding E.F. Hutton's financing. He stated we would not be obliged to do business with E.F. Hutton until the financing has been produced and at any point in time the San Francisco Housing Authority, The Bank of America, and the Developer have a vested interest in seeing this project financed expediously at the lowest possible interest rate. He instructed the Commission that they could elect not to proceed until the final date of closing when a bond purchase would be entered into and we expect no verbal or written commitments from the San Francisco Housing Authority except the understanding that we (E.F. Hutton) will do their best to bring this financing together. He stated the Section 8 11B regulations were originally written contemplating permanent and interim financing; they were not written contemplating just interim financing. HUD in Washington has been working on a modification for the 11B regulations to allow just the interim financing with a Tandem GNMA takeout for permanent financing. These regulations are now in the White House and there is some question as to if these regulations will get out of the White House. In summary he stated they will be working in conjunction with San Francisco Housing Authority to do the best job that they possibly can.

Commissioner Ubalde asked to hear from Ms. Grani and Mr. Lanier in regards to how they perceive this program before proceeding with the Resolution.

Ms. Grani stated this type of financing has been done in the city of San Francisco by the Redevelopment Agency and in this situation it was recommended by HUD that E.F. Hutton approach the Housing Authority. She stated a similar instrumentality has been set-up in the City of San Francisco and it is being done all over the country. This is a very attractive form of financing the advantage is many of these projects with GNMA Tandem takeout which will be obtained for the Harkness Hospital are not able to be obtained because of the current interest rate for todays market. The only viable route will be to use a tax exempt rate, in order to do that an instrumentality has to be set-up.

Commissioner Ubalde stated he thought local housing authority agency could do that.

Mr. Al Lanier stated this is a project that has been around for three (3) years it is for 158 apartments, it is roughly 80,000 square feet of living space consisting 131 one (1) bedroom apartments, twenty-six (26) two bedroom apartments and there is a considerable amount of common space ie.....lounge, kitchens and other facilities that go along with it. He indicated there is no known opposition to this project. He stated all of the units will be subsidized and 10% will be for handicapped.

Chairperson asked that the San Francisco Housing Authority list be used for filling the vacancies.

Commissioner Cook asked if they had approval of Section 8 in January 1979, he asked where were they trying to get financing . Mr. Lanier answered permanent financing will be provided by Bank of America. Construction Financing is not ready to be submitted yet, and now it would cost 18%. He stated Gustaf Erpen and his wife is the sole principals of this property.

Commissioner Ubalde stated he held a conversation with Supervisor Walker and Britt regarding 11B funding and he indicated there is a lot of discussion going on in the City regarding this funding. Commissioner Hom moved to adopt this resolution before the Commission, Commissioner Ubalde seconded the motion.

This Resolution passes.

Mr. Williams introduced the next Resolution:

RESOLUTION AUTHORIZING TRAVEL TO NAHRO'S PACIFIC SOUTH-
WEST REGIONAL COUNCIL 39th ANNUAL CONFERENCE May 17-20,
1980, PHOENIX, ARIZONA

* *

RESOLUTION NO 2324

RESOLUTION NO. 2324

* * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO NAHRO'S PACIFIC SOUTHWEST REGIONAL COUNCIL 39TH ANNUAL CONFERENCE MAY 17-20, 1980, PHOENIX, ARIZONA

* *

WHEREAS, the Pacific Southwest Regional Council of NAHRO is holding its 39th Annual Conference in Phoenix, Arizona, May 17-20, 1980; and

WHEREAS, the Conference agenda features a session for Commissioners on conduct of meetings and communication with staff; and

WHEREAS, the programs include issues dealing with recently passes legislation and its affect on federally assisted housing, community development rehabilitation, and redevelopment; and

WHEREAS, the program also deals with issues of modernization and comprehensive modernization, Section 8 bond financing as it affects public housing authorities/private owners.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Two Commissioners and staff are authorized to attend the aforementioned conference.
2. Travel expenses be in conformity with the travel policy adopted October 22, 1978, as amended February 19, 1980.
3. This Resolution take effect immediately.

APPROVED AS TO FORM:

____
Lois L. Johnson
Counsel

DATE:____________________

Mr. Williams stated the Pacific Southwest Regional Council of NAHRO, National Association of Housing and Revelopment Officials, he stated this Resolution authorizes that travel pursuant to the travel policies that have been previously adopted.

Commissioner Hom asked regarding the Resolution will there be two (2) Commissioners and how many staff persons? Mr. Williams answered there will be no staff attending this Conference, he indicated the reason for putting the staff persons in the memorandum to authorize staff to go if we should decide, staff meaning especially himself.

Commissioner Hom referred to the letter from the Mayor regarding the Redevelopment Agency going to Hawaii and changing his plans to go to the East. HIs comment on the expenditure go along with the Mayor and stated his belief for the best interest of the Housing Authority Commission to at least have two (2) Commission Members attend this conference in Arizona and urged Mr. Williams to accompany both Commissioners members to the conference. Commissioner Hom moved to adopt this Resolution.

Commissioner Ubalde seconded the motion and made a statement saying the Housing Programs is in a critical time in our city and it behooves us to be on top of the activities that are going on. He stated he has attended these meetings and the last two (2) has been discouraging because of the fact of being exposed to many of these meetings, he commented that this is his 4th year has a housing Commissioner. He stated it would help if the new Commissioners Betty Brooks and Preston Cook be selected or urged to go to the conference.

Chairperson San Jule made a comment of the financial scrapes of this agency and being aware of the Mayors attitude attending conferences and she implied that each trip should be evaluated separately and to be absolutely sure that this is a worth while and good meeting to attend to do the agency some benefit. She believed that each trip should be evaluated individually. She concluded by asking for approval on this Resolution.

Commissioner Brooks stated she is one of the new Commissioners and this would be her first trip but she stated the Commission is eager for her to attend since the Mayor "is on our tails" , she stated orginally she wanted to go but inview of the letter from the Mayor is stated she is hesitatant in attending the Conference. She concluded she is serious about attending the conference.

Mr. Williams stated in the past this Authority has been critized for its travel and its expenses for travel but in the past year the Authority has substantially curtailed the amount of travel, we have tightened up considerably, he stated that travel should have been reduced by 60% or 70%, and the amount of trips taken by staff has been almost zero outside of the City. He concluded we don't need to be defensive about this, because there are responsibilities that the Commissioners have that can be met by attending meetings of professional organizations which we are a member of. We are members of the NAHRO Organization and this is their conference and we have a responsibility to participate in their proceedings. There are some valuable information that new Commissioners can obtain by attending these meetings.

This Resolution passes.

11. TENANT REPORT:

Mrs. Cleo Wallace reported on the new pesticide and stated she was pleased with the results from the 10 units in Alice Griffith. The findings in summary were no roaches. There have been numerouss calls stating they wanted to use the roach pesticide.

Mrs Wallace asked the Authority to move in the right direction and that means the billing of $197.00 for the 10units used for the experiment.

The following are comments made by Commissioner Hom of his personal observation which he expressed at the Commission Meeting held April 24, 1980.

Commissioner Hom commended the Staff of the San Francisco Housing Authority for doing a good job, but emphasized that more work still needs to be done. He extended his congradulations not only to the Maintenance Department but all Departments of the San Franci-co Housing Authority, an to the Executive Director, Mr. Carl Williams. He commended the entire staff and the "New Breed of Commissioners". He stated the buck does not stop here there is a lot more to accomplish.

Commissioner Hom expressed his belief that changes are taking place in the Housing Authority for the benefits of the residents of Public Housing in the City and County of San Francisco. On behalf of the new Commissioners members, Preston Cook and Betty Brooks, he stated that they have a new mission to end the old ways; he stated again that he feels good because we are headed for a new direction into the decade of

he 1980's. He stated 1980 has started out with many complexities with difficulties facing the first quarter of 1980 but he stated it is most important to him and the staff that the staff is doing a good job and hopefully there will be less crimes and commented that with less crime there will be no need for "gun control" resolutions.

Commissioner Hom stated that a new direction has been established, and there is a "new breed" of Commissioners assuming responsibility for providing new housing with the critical shortage of money that we face today. He stated "we are doing a very good job". At this time we must improve the existing housing units that are not on the rent rolls today. There is still work to do and a lot of problems to solve, this is only the beginning. He stated staff has shown dignity and enthusiam from what has been accomplished through the difficult employee strike, rent strikes, tenant problems, operation problems and other major problem areas of the San Francisco Housing Authority.

Commissioner Hom stated he is speaking from his heart because staff has demonstrated efforts to do a good job.

Commissioner Hom indicated he has been working with Chairperson San Jule, Vice Chairperson Ubalde, for the past year and with the new Commissioners Betty Brooks and Preston Cook and the Executive Director, Carl Williams. He expressed his delight in Ping Yuen having their boiler installed for the tenants to be provided with hot water again. He also expressed delight with the Tenants Association working together with the Housing Authority, and congratulated the Commission and the staff. He stated the Commissioners will not be on the Commission forever and it will be up to the staff to carry on the 'new breed' of management. "The buck does not stop here", he continued, by saying he would like to see action in the progress of the San Francisco Housing Authority because talk is cheap, he expressed his hopes in achieving in San Francisco a better place for public housing tenants to live; this is a package without one we don't have the other. He stated that complaints cannot be solved without all of us working to solve them. He urged the tenants, the staff, the Executive Director and his Directors, Commissioners and the future Commissioners members to work on a "package" because "unity goes a long way".

Commissioner Hom thanked the Commissioners, staff and the audience for allowing this time for him to express his feelings.

12. ADJOURNMENT:

There being no further business the meeting was adjournment at 10:50 a.m.

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, MAY 8, 1980, 10:00 a.m.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

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TENTATIVE AGENDA

1. ROLL CALL:

Joan Byrnes San Jule, Chairperson
The Rev. Dr. A. C. Ubalde, Jr., Vice Chairperson
Ben L. Hom, Commissioner
Preston Cook, Commissioner
Betty Brooks, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

(a) Resolution - Making Certain Findings and Determinations with Respect to Proposed Financing Plans of a California Non-Profit Corporation to be Formed Shortly Consenting to the Determination to be made by the United States Department of Housing and Urban Development that said Corporation Constitutes an Instrumentality of a Public Housing Agency Solely within the Meaning of Section 3(6) of United States Housing Act of 1937, as amended; Approving Certain Documents Relating thereto.

11. TENANT REPRESENTATIVE:

!@. ADJOURNMENT:

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, May 8, 1980

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street San Francisco, California, at 10:00 a.m., Thursday, May 8, 1980

1. ROLL CALL

Meeting was called to order by Chairperson San Jule at 10:00 a.m.

Roll Call Found the following members to be:

PRESENT:	Joan Brynes San Jule, Chairperson The Rev. A.C. Ubalde, Jr., Vice Chairperson Ben L. Hom, Commissioner Preston Cook, Commissioner Betty Brooks, Commissioner
ABSENT:	None
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director

Chairperson San Jule commented on the Management HUD report stating the Commission expressed concerns regarding the HUD report failing to note the many changes in improvements that have occurred in the past 16 months. She concluded this Commission reinterates its basic commitment to real reforms in the operation of the Authority and the long range maintenance and management improvements currently being developed. The Management Consulting firm of Deloitte, Haskins and Sells will be given strong consideration and will be implemented as soon as possible. This commission also expresses its support of the immediate changes recommended by Executive Director, Carl Williams in his letter to Mayor Feinstein on May 7, 1980. This Commission states that it has the fullest confidence in the Executive Director, Carl Williams intention and capability to bring about the necessary reforms in the San Francisco Housing Authority.

This press release is to be made part of the records.

2. VISITORS:

Tom Sullivan - PHTA
Bobbie Jean Sanders - PHTA

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3. APPROVAL OF AGENDA:

Commissioner Hom moved for approval of the Agenda with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Hom moved for approval of the Minutes with a second by Commissioner Ubalde. UNANIMOUSLY APPROVED

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

The Secretary reported on his response to the Management Assessment Report that he prepared comments and observations on that report which was forwarded to the Mayor with a letter indicating immediate changes to be made in response to the report. He also stated when he is in receipt of the responses from the Mayor, he will make the Commissioners aware.

7. COMMITTEE REPORT:

Commissioner Cook reported on the Site and Design Committee meeting of April 30, 1980. He reported on one item being the Gun Control Resolution indicating at that time he had some information concerning primes within the San Francisco Housing Authority that was given to him by Commander Dangerfield, he stated Commander was unable to attend the meeting to explain in detail the severity of the crime problem as outlined in a news article. He requested Commander Dangerfield to attend the next Site and Design meeting to discuss the Hand Gun Control Resolution; in summary he stated crime is severe and the amount of crime per capita per resident within the Housing Authority being so grave that he recommended that there be further discussion and hopefully this Resolution can be voted out of the Committee and brought to the full Commission for discussion.

Commissioner Cook stated there will be another Site and Design meeting in two (2) weeks on a Wednesday afternoon to further discuss this Resolution.

He commented on the next item that was discussed being the creation of a non-profit corporation (Section 11B) which would allow for the establishment of this corporation to issue notes for Harkness Hospital which will create 158 units for seniors under section 8 program. He expressed his delight in the Site and Design Committee and staff passing it out. He commended staff for the work in putting this new concept together.

Commissioner Ubalde stated he instructed the new Personnel Officer, Charles Whiteside, to schedule a meeting in two (2) weeks to discuss some of his observations and the directions needed to take place in regards to our Annual Report and other changes that need to take place.

Mr. Williams introduced the Director of Personnel, Charles Whiteside to the Commissioners.

8. REPORT COUNSEL:

Mr. Williams stated Counsel is on vacation and will be returning next week.

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

Mr. Williams introduced the Resolution stating this Resolution as indicated by Commissioner Cook was recommended to the Commission by the Site and Design Committee and from Staff, which has allowed us to proceed forward with the establishment of the non-profit corporation entity which is a necessary component of the 11B financing program. The Site and Design Committee met extensively on the matter and a number of provisions to be included in the By-Laws. He stated subsequent to that meeting there were additional conversion with the Chairman of the Site and Design Committee regarding aspects of the articles of incorporation. He stated what is before us now is reflective of the changes and recommendations coming out of the Committee Meeting. He continued by stating there is a representative present from E.F. Hutton to be responsive to any questions or inquires that the Commission may have. Mr. Williams recommended the adoption of this Resolution and asked that consideration be given to the appointment of a Committee of the Commissioners for the purpose of selecting and making recommendation back through the Commission for the persons to be appointed to this particular board.

Chairperson San Jule stated she will make such selection.

Mr. Williams stated the appropriate sequence would be to adopt this Resolution first and then there should be a motion regarding the appointment to fill in the position

RESOLUTION NO.______________

RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY, AND CONSENTING TO THE DETERMINATION TO BE MADE BY THE UNITED STATED DEPARTMENT OF HOUSING AND DEVELOPMENT THAT SAID CORPORATION CONSTITUTES AN INSTRUMENTALITY OF A PUBLIC HOUSING AGENCY SOLELY WITHIN THE MEANING OF SECTION 3(6) OF THE UNITED STATED HOUSING ACT OF 1937, AS AMENDED: APPROVING CERTAIN DOCUMENTS RELATING THERETO

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RESOLUTION NO. ______________

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RESOLUTION MAKING CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY, AND CONSENTING TO THE DETERMINATION TO BE MADE BY THE UNITED STATES DEPARTMENT OF HOUSING AND DEVELOPMENT THAT SAID CORPORATION CONSTITUTES AN INSTRUMENTALITY OF A PUBLIC HOUSING AGENCY SOLELY WITHIN THE MEANING OF SECTION 3(6) OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED; APPROVING CERTAIN DOCUMENTS RELATING THERETO.

WHEREAS, a serious shortage of decent, safe and sanitary housing for persons and families exists in the City and County of San Francisco, California (the "County") and the San Francisco Public Housing Authority (the "Authority") desires to cause to be provided decent, safe and sanitary housing for persons and families in the County; and

WHEREAS, a California nonprofit corporation (the "Corporation") will be formed by public-spirited citizens under California laws (the "Act") to engage in or assist in carrying out (including assistance by borrowing and lending funds) the acquisition, construction or rehabilitation, and equipping of housing projects for low income persons pursuant to Section 8 of the United States Housing Act of 1937, as amended (the "Housing Act"), which may be insured pursuant to the National Housing Act of 1934, as amended; and

WHEREAS, under the Act and the Articles of Incorporation of the Corporation, the Corporation will be duly authorized to borrow money through the issuance of notes or other forms of indebtedness of the Corporation and will be duly authorized to loan the proceeds of such borrowing in order to further the public purposes for which the Corporation will be formed; and

WHEREAS, the Corporation will propose to only provide for the interim construction loan financing for the acquisition, rehabilitation or construction and equipping of housing developments designed for occupancy by persons eligible for assistance under Section 8 of the Housing Act and to be located in the City and County of San Francisco.

WHEREAS, the Owners of proposed developments have indicated that the financing of the project would be facilitated by the issuance of tax-exempt interim obligations by a "public housing agency" (or instrumentality thereof) pursuant to Section 11(b) of the Housing Act and the regulations promulgated thereunder; and

WHEREAS, in order to raise funds with which to provide the construction loan financing for the projects, the Corporation intends to issue Construction Loan Notes (FHA Insured Advances) (the "Notes") to be secured by an Indenture of Trust (the "Indenture") from the Corporation to a California bank as Trustee (the Trustee"); and

WHEREAS, the Authority approves the general concept of (1) the Arcticles of Incorporation and By Laws of the Corporation, to be filed with the Secretary of State of the State of California.

WHEREAS, it is now necessary and advisable for the members of the governing body of the Authority to adopt this Resolution, as required by Regulations 24 CFR, Part 811, Subpart A of the United States Department of Housing and Urban Development ("HUD"), to enable the Corporation to proceed with financing of and the developments of low income projects.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE SAN FRANCISCO PUBLIC HOUSING AUTHORITY, THAT:

SECTION 1. It is hereby found and determined that the program plans of the Corporation and related expenditures will tend to provide decent, safe and sanitary housing for persons and families, including fam-

ilies, including persons and families eligible for assistance under Section 8 of the Housing Act.

SECTION 2. The forms of Articles of Incorporation and By-Laws of the Corporation, organizational and other activities and records are hereby ratified and approved in general concept, and the Executive Director of the Authority is authorized to review and give final approval and ratification of said documents on behalf of the Authority.

SECTION 3. The Directors of the Corporation plan to have issued a Certificate of Incorporation by the Secretary of State of the State of California. The Directors of the Corporation will be authorized and directed to issue, sell and deliver Notes of said Corporation pursuant to the applicable laws of the State of California, and plan to permit the assignment and/or pledge of any security interest in the low income housing projects so acquired by said Corporation for the purpose of constructing such projects and to enter into contracts for the sale of the Notes and the construction of these projects and, upon payment or defeasance of all indebtedness approved in this process, to convey title to any property or property rights owned by the Corporation to a public housing agency or nonprofit corporation approved by HUD.

SECTION 4. The Authority will be presented with a Resolution of the Corporation which will include provision for the issuance and sale of Notes, form of the Indenture, including the form of the Notes, form of mortgage and mortgage note, the pledge of which shall secure the Notes, the form of the Official Statement respecting the Notes, and miscellaneous materials relating to the authorization of the Notes for the projects and, in general principle, hereby approves the same and their adoption and execution and all other documents necessary and proper to carry out the purposes herein; and provided further that the Executive Director is authorized to give final approval and authorization of such documents in their final form on behalf of the Authority.

SECTION 5. It is hereby further found and determined that the issuance of the Notes to finance the projects by the Corporation pursuant to the Indenture will serve to enable the Corporation to carry out its plan and is hereby approved.

SECTION 6. The members of the governing body of the Authority hereby approve and consent to the determination to be made by HUD that the Corporation constitues an "instrumentality" and a "public housing agency" solely within the meaning, and only for the purposes, of Section 3(6) of the Housing Act, and HUD Regulations, particularly 24 CFR, Part 811, Subpart A, for the purpose of providing the interim financing for the project. Nothing contained in this Resolution is intended , nor shall it be construed (1) to establish or create, or to authorize the establishment or creation by HUD, the Authority, or the Corporation, or otherwise, of any common law or statuatory agency relationship between the Corporation and the Authority or between the Corporation and HUD, under the laws of the State of California, (2) to create or authorize the creation of, any indebtedness, obligation or liability of the Authority or HUD of any kind whatsoever, except for obligations assumed by HUD, or (3) to authorize any development, construction or acquisition of a low rent housing project by the Authority within the meaning of Article XXXIV of the Constitution of the State of California.

SECTION 7. The Notes of the Corporation shall not constitute a debt of the Authority or the State of California or any of its political subdivisions.

SECTION 8. Upon dissolution of the Corporation, title to or other interest in any real or personal property that is owned by the Corporation at the time of dissolution shall be transferred to a public housing agency (as that term is defined by HUD in its regulations) or to another nonprofit entity as determined by the Authority and approved by HUD, to be used only for purposes approved by HUD, and the Authority agrees to designate a public housing agency or another nonprofit entity, subject to approval by HUD, to accept such title or other interest, if there is any.

SECTION 9. The Authority hereby agrees to review the Corpora-

tion's performance upon payment of the Notes if HUD so requires.

SECTION 10. The lawful acts of the Corporation, in authorizing the issuing and selling of the Notes secured by the Indenture, as well as the projected construction financing program and projected expenditures of the Corporation, are to be reviewed by the Executive Director who is authorized to act on behalf of the Authority to approve the same.

SECTION 11. It is found and determined that all formal actions of the Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Authority; and that all deliberations of the Authority and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

SECTION 12. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 13. All prior resolutions and orders or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall take effect form and after its passage in accordance with the laws of the State of California.

Adopted and approved this _____ day of   , 1980.

____
Presiding Officer

Attest with the SEal of
the Authority

____
Clerk

Commissioner Cook stated in regards to the establishing of a Committee to select the Directors, he stated inlight of the severity problem with Harkness (being vacant for some years) and being unable to seek any funds they are waiting for this body to establish a non-profit corporation to select directors and get the necessary legal paper work out the way. He had hoped within the next few weeks the Commission is able to select the members of the Board of Directors so we don't have a delay of more than a couple of weeks on this full program. He commented that Staff has done sufficient work and he feels comfortable with the By-Laws and Articles of Incorporation. He stated there has been substantial input from E. F. Hutton and staff has done extensive work with some other entities that have a great deal of knowledge about 11B, and everything seems to be in order. Commissioner Cook moved to adopt this Resolution.

Commissioner HOm stated in reference to the Resolution and Staff and E. F. Hutton which as prepared alot of work on this Resolution, he believe this is good and to create such development corporation will be fine. He stated that several weeks ago at the Commission meeting, the Commission was to establish a committee to look into ways of future development in the Housing Authority, he stated the committee has not had the opportunity to review this plan of discussion and stated he feels that the San Francisco Housing has a Finance Committee and this Committee should have an opportunity to review this Resolution before passing. He commended the Site and Design Committee for their work in general. He expressed that this is a good situation but he is not supporting this Resolution today. He indicated he wanted some more discussions and perhaps in the next few days or at the next Commission Meeting we (the Commission) can accept the Resolution or modify this Resolution.

Commissioner Cook expressed his disappointment in Commissioner Hom's remarks and stated after bringing up 11B and having brought it to the Commission for discussion Commissioner HOm proposed to the Committee to look into alternative financing. He stated a Committee was called under Commissioner Hom's suggestion and he was unable to attend and at that meeting 11B was discussed and the establishment of that Committee as a permanent Committee to continue to look into other alternatives and possibly to expand that committee to keep on top of 11B, he indicated its within the scope of the Site and Design Committee to made a recommendation and to review the 11B, which it has done, and stated he doesn't see any reason for further review. He stated it's a delay, totally unnecessary and totally uncalled for and totally unwarranted to discuss this again. He continued by saying he is fully convinced after going over all documentation dealing with 11B that everything is in order, it has been completely reviewed and there is no need for any other review. He looked at this as a delaying tactic and stated all the safeguards are in order. This Commission should not hesitate any longer. This Commission should make a positive stand for low-income housing in San Francisco and the opportunity is before us. He stated any vote against this Resolution today will be considered as a delaying tactic that is against low-income housing in San Francisco.

Chairperson San Jule asked Commissioner Hom if there were problems with this Resolution that could be addressed today?

Commissioner Hom stated he totally agreed with Commissioner Cook and the urge for low income housing. He stated he believed Commissioner Cook is on the right track and commended him for doing alot of work. He referred to his request two (2) weeks ago stating additional study of thie Resolution to be available for this Commission meeting. He stated this request was not unreasonable. We need more housing and stock but to say we must act today on this Resolution is unreasonable. He stated he needed more time for an investigation as well as input from the Seniors and PHTA and a senior management to meet with the Finance Committee. He stated passage of this Resolution is not a delaying tactic on his part and stating his total belief in low income housing and asked that Commissioner Cook retract that statement. He urged the Commission to do what they thought was necessary and act on whatever they believe in because everyone has an independent mind but at times we are to act collectively. He supports the San Francisco Housing Finance Corporation and stated he only asks for a little time to look into this matter a little closer.

Chairperson San Jule asked Commissioner Hom if he would be willing to set up a meeting of the Finance Committee within the next couple of working days and make a recommendation from the Finance Committee. Commissioner Hom answered, yes. Chairperson asked if this is done could we either have a special meeting or could the Commissioners be polled by telephone as not to have any further delays.

Mr. Williams indicated there was a motion on the floor and Commissioner Brooks seconded the motion to adopt the Resolution by Commissioner Cook.

Commission Cook stated he understands and indicated he never wants to cut off discussion. He referred to a list of people in attendance at the Site and Design Meeting and there was a good representation of tenants at that meeting, and asked if one of the tenants would like to speak concerning this Resolution.

Cleo Wallace stated not to disagree with Commissioner Cook but to set the records in order she indicated when the Resolution was discussed she had left. The representatives that heard the Resolution was from EOC and the tenants did not give any input. She said PHTA had concerns regarding the By-Laws from the process. Commissioner Cook stated in no way does the setting up of this corporation leave anyone out. Cleo Wallace asked for time for PHTA to give input.

Commissioner Ubalde stated he is voting no on this Resolution for two (2) specific reasons, his concern is the process. He stated he received the information on the Articles of Incorporation this morning and has not read it, a request from one of the key Commissioners, chairing the Finance Committee, that was organized to look at the comprehensive financial direction is making a personal request and recommendation to have a special meeting of the Commissioners to alleviate the problem of time. He stated he has not studied this carefully.

Commissioner Cook made a comment regarding the Chair of PHTA stating meetings are set-up and meetings can not be set up around PHTA's schedule and if PHTA can attend they are very welcome to attend and participate but this body is unable to wait for the convenience of PHTA. He stated we have one of the most important items before us and he viewed this action as another delay.

Commissioner Ubalde stated we need to be sensitive to how people operate on their own personal time and the sensitivity that they may have. He stated one needs to be very sensitive to the phase delaying tactic because some are slower than others. He indicated what we need is to be sensitive to all the thoughts and consideration that people have to offer. If there are urgencies regarding specific matters there are consultations for us ie........ telephoning sending memorandums or asking staff to prepare. We should be mindful of certain expectations and to be critical of delaying tactics may do more harm in the usage of such hard words that may not be true. He stated the Commission needs to maintain a degree of decorum and a degree of respect for one another, and if we follow this direction we could work a lot better with each other. He stated he knew of noone in this Commission who does not have an interest in regards to producing more housing. He indicated Commissioners should not take another Commissioners actions personally but to simply proceed with the best way.

Commissioner Cook referred to the minutes of the last Commission Meeting of April 24, 1980, indicating there was a Resolution introduced and it states "Commissioner Hom made a motion to adopt the Resolution with a second by Commissioner Ubalde." "This Resolution Carries". He stated this Resolution establish the proposal to participate in a financing plan on Section 11B and the GNMA Tandem 25 Program for the construction of low and moderate income housing on the Harkness Hospital Site. He continued at that time he saw two (2) Commissioners making motions to adopt this measure and principle and here the same two (2) Commissioners coming out totally opposed to the Resolution. Commissioner Cook asked what is the difference between a concept on this allowing staff to proceed in a normal way and having a Site and Design Committee meet to fully discuss this and through Committee proceedure which Commissioner Ubalde has always been very concerned about that this be used properly, and he stated it has been done so.

Ms. Cleo Wallace stated to Commissioner Cook that the meeting was a thirty (30) minutes late and indicated that if the meeting had began as scheduled she would not have left before the meeting ended. She stated she is not a paid staff or is any member of PHTA a paid staff by the Authority. She stated PHTA's staff have there own obligations and how they deal with their time is solely theirs, she doesn't want the Commission to hold back any time in doing things that must be done, but PHTA's input should be taken under some consideration.

Chairperson San Jule stated everyone is in favor of this Resolution as far as setting up the instrumentality for the 11B bonds. She feels this Resolution should have the full support of the Commission, Tenant Association and all needed input. She stated delaying this for two (2) or three (3) working days before taking a vote will not hurt Commissioner Cooks Resolution. She expressed the importance of having this input as well as the support from the Finance Committee and a short delay will not change things and for this reason she voted against the Resolution.

Mr. Carl Williams called a roll vote on the Resolution with a motion to adopt from Commissioner Cook and a second by Commissioner Brooks.

AYES:

Preston Cook
Betty Brooks

NAYS:

Joan Brynes San Jule
Rev. A.C. Ubalde, Jr.- "With specific question on the process
Ben L. Hom

This Resolution Fails

Commissioner stated as chairman of the Finance Committee, he requested a committee to look into new positive ways of creating financing for San Francisco Housing Authority to construct future new housing stock for public and senior tenants. He requested of Mr. Williams to schedule a public meeting, Monday, May 12, 1980 at 3:00 p.m. of the Finance Committee to look into matters of conern. He made a statement saying as Commissioners of this body we must be sensitive for the concern of the other Commissioners, Staff, Tenants and Citizens. He referred to the minutes of April 24, 1980 stating Commissio Cook was correct, he did made a motion and Commissioner Ubalde second the motion, he recalled asking the staff to send the Commission literatures, materials and letters concerning 11B, indicating he is not in receipt of these materials. He requested to be allowed time on this Resolution and stated this is no delaying tactic and we should be more sensitive of the housing body ie.....Tenants, Staff and Commissioners. He stated as a collective body there is no doubt in his mind that we (the Commission) encourage more housing for public tenants, seniors tenants and all the people concerned. He stated this Resolution has been defeated by a vote of three (3) to two (2), but by no way does the Nay votes indicat those three (3) Commissioners are against the Harkness Hospital. We must work with the Mayor's Office, just because we are appointed by the Mayor does not mean we must agree with everything the Mayors says to do. We are asked to do a job and do it well.

Chairperson San Jule stated she does not like to see any division or personal things coming up at these meetings, it doesn't solve anything and there is no doubt that this Commission approves the concept of 11B and she asked Commissioner HOm and his finance Committee to make recommendation to the Commission as quickly as possible so that within a weeks time we can make a decision ont he 11B Resolution.

Commissioner Stated there will be a public Finance Committee meeting Monday, May 12, 1980 at 3:00 p.m.

Mr. Williams introduced Mr. Walker of E.F. Hutton who came from Denver for the purpose of attending this meeting and to be available to answer any inquires that the Commission may have. Mr. Williams asked Mr. Walker if he would be available on Monday to attend the Finance Committee meeting.

Mr. Walker answered it will be appropriate that he be present with all the facts and figures to be able to entertain any questionsfrom the Finance Committee and those attending the public meeting.

Commissioner Cook made a comment stating we have a gentlemen that has come from Denver, and we did not use his services and stressed that this was very unfortunate that we could not act today. He stated his overall feeling referring to the report released this week that one of the major problems of the Housing Authority has been the lack of decision making, lack of ability to forcefully reform, forcefully make decisions in a positive manner, putting things off if at all possible. Our first decision after the report has come out and released to the press is another example of what has been going on here for years. He stated he is very sorry for those people that are deserving of low-income housing in San Francisco, the people that have worked hard on this Resolution, the people that took the time to look into this Resolution, because this issue is not new to the Commission, this issue has been around for some months and has been discussed. He stated the material could have been available if people wanted to take the time to liik at it. He indicated here we have another delay and this goes in line with everything that has gone on in this Commission for the last few years.

Chairperson San Jule stated to Commissioner Cook that this delay will be a very short one, and the recommendation will be made within a weeks time and we are all in favor of the concept, it is not a delaying tactic its a way of getting more input in cooperation before the decision is made.

Commissioner Cook requested staff to get the initial additional information from the Bureau of Energy in San Francisco they will help City Agencies find ways in which the government can reduce energy consumption, so we can reduce our PG&E bill every month which is a very substantial part of our budget.

Commissioner Ubalde stated to Will Ussery to keep the Commission up-dated on that specific matter.

Will Ussery stated he s not aware of what Commissioner Cook is referring to, but Program Development tries to stay abreast and keep an on going effort in the department to handle that area. He stated he will work on preparing a report to keep the Commission updated.

Mr. Williams stated the department of Housing and Urban Development has an Energy Conservation Block Grant Program, that the Mayors Office of Community Development will be holding hearings in the near future to receive application for funding under that particular program. He stated we will look into that.

Commissioner Cook stated he hoped staff would aggressively pursue any possible grants for energy savings or for alternative sources of energy either solar or wind which San Francisco could progressively pursue and establish some forms of alternative energy conservation within the Housing Authority.

11. TENANT REPORT:

None

Mr. Lenny Herman, Department of Social Services addressed the Commission stating he has two (2) ladies with him and requested the Commission to hear these ladies cases. he has been working with these families and their children have been placed in Juvenile Court because of inadequate housing. He stated he is here to ask for the Housing Authority's help.

Commissioner Ubalde stated when Mr. Herman phoned him last week he referred him to the Site and Design Committee. He asked Mr. Herman if he had the opportunity to contact the Committee.

Mr. Herman stated he has attempted to reach every person on this Commission. He stated has been coming here for the past two (2) months raising this issue and asking for help. He stated one of the Commissioners expressed their wanting to meet these people that Mr. Herman was referring to and for this reason he brought this reason he brought these two (2) ladies to the Commission Meeting so the Commission could hear what they have to say.

Commissioner Cook stated to Mr. Herman that the Site and Design Committee discussed this particular item and at that time there was no resolvement of the problem. He stated he was under the impression that Mr. Herman was getting together with Staff to try to come up with a new resolution. He asked Mr. Herman if he has set-up a meeting.

Cleo Wallace stated there have been a number of meetings going on to determine what the priorities are in terms of who get priorities. Dennis Guest and his staff has met with Mr. Herman regarding these issues, but noone has clearly defined what tenants actually have priority over another tenants particularly looking at the waiting list in terms of children in Youth Guidance Center. She stated this Commission is not ready to take action regarding the emergency housing situation.

Mr. Williams stated in response to Mr. Herman, the staff did meet with PHTA, the Department of Social Services and other interested groups regarding the problem of giving preference or priority to certain catorgories of perspective Public Housing tenants. He stated this is a very sensitive matter that does involve Federal Rules and Regulations, since we are very mindful of HUD, we have to make certain guidelines until we do know exactly what is the consenses among the people who would be affected by it, and those are the tenants.

Commissioner Cook stated since the Site and Design Committee met on this topic before, he was under the impression it would be referred back to the Site and Design after something was resolved between all paeties involved. He requested that all involved in this should meet and bring a proposal to the Site and Desgin Committee so they can discuss and resolve this issc. Cook asked to hear from the people Mr. Herman had brought with him.

Commissioner Ubalde was in favor of hearing from the two (2) individuals.

Lenny Herman introduced the two ladies. Ms. L. Toney living in Potrero Hill Housing and stated people have been breaking in her house and has a problem with an ex-boyfriend and the Housing Police never comes on time. He breaks in her house, beats and threatens her. She can't get anyone out to change the locks on the door, the door is cracked, her window was just boarded up after 3 weeks.

Commissioner Brooks asked if all this damage was done by her ex-boyfriend? She answered he broke the window which tempted trespassers to come in.

Commission Cook asked if she was presently living in that same unit. She answered yes,

Commissioner Cook asked did you need another unit in the Public Housing Sector in order to get your children back? She answered yes and a larger unit.

Commissioner Ubalde asked if she had a unit within our housing? She answered yes. Commissioner Ubalde asked if the court was saying you need another unit because the present unit is not safe.

Mr. Williams stated if she is a current resident of Public Housing that is of a different issue than a non resident of public housing seeking a unit, we should be able to give her some priority in that respect. He stated he does have some concern regarding the remark of needing another unit because of harrassment, there is no way we can guarantee that whoever is harrassing her will cease if she relocated to another place.

Chairperson San Jule instructed Mrs. L. Toney to speak to staff after the meeting. She request Mrs. Thaxton to speak.

Betty Thaxton addressed the Commission stating she has four (4) children living in temporary foster homes. She was living on Sutter Street with her godmother and she was evicted and the eviction notice was taken to the Housing Authority but she was told nothing could be done because the eviction notice was not in her name. Her children had attended five (5) shcools since September and she was told it would take 60 to 90 days to find her housing.

Mr. Herman stated because the Policy and the Juvenile Authorities are involved she is under the treat of legally losing her children. He stated he is working with sixteen (16) families all with problems like these addressed today.

Commissioner Cook thanked Mr. Herman and guest for their presentation and stated he really wanted to get something resolved regarding this issue and indicating all parties should meet within the next two (2) weeks to bring before the next Site and Design Committee meeting.

12. There being no further business this meeting was adjourned at 10:55 a.m.

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, May 22 , 197~~9~~, 10:00 a.m.
440 TURK STREET, SAN FRANCISCO, CALIFORNIA
1980

TENTATIVE AGENDA

********** *******

1. ROLL CALL:

   Joan Byrnes San Jule, Chairperson
   The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
   Booker T. Anderson, Commissioner
   Ben L. Hom, Commissioner
   Preston Cook, Commissioner
   Betty Brooks, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

   Seating of Commissioner Beatrice Patterson
   Seating of Commissioner Elouise Westbrook

7. COMMITTEE REPORT:

8. REPROT OF COUNSEL:

9. UNFINISHED BUSINESS:

   Resolution ratifying the making certain findings and determinations with respect to proposed financing plans of a California nonprofit corporation to be formed shortly, and consenting to the determinations to be made by the U.S. Department of Housing and Urban Development that said corporation constitutes an instrumentality of a Public Housing Agency solely within the meaning of Section 3(6) of the U.S. Housing Act of 1937, as amended: Approving certain documents relating thereto.

10. NEW BUSINESS:

    Resolution approving the Executive Director recommendations to Mayor Dianne Feinstein to implement the recommendations of the San Francisco Area Office of the U.S. Department of Housing and Urban Development "Management Assessment of the San Francisco Housing Authority"

11. TENANT REPORT:

12. ADJOURNMENT:

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AGENDA

* * * * * *

Annual Meeting
Thursday, May 22, 1980

440 Turk Street
San Francisco, California

1. ROLL CALL:

    Joan Byrnes San Jule, Chairperson
    The Rev. Dr. A.C. Ubalde, Jr., Vice Chairperson
    Ben L. Hom, Commissioner
    Preston Cook, Commissioner
    Betty Brooks, Commissioner
    Beatrice Patterson, Commissioner
    Elouise Westbrook, Commissioner

2. COMMITTEE ANNUAL REPORTS:

    Chairperson's Report

    Finance Committee Report

    Personnel Committee Report

    Site and Design Committee Report

3. ELECTION OF OFFICERS:

4. ADJOURNMENT

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Carl L. Wil

Carl L. Williams
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk street, San Francsico, California, at 10:00 a.m., Thursday, May 22, 1980.

1. ROLL CALL

Meeting was called to order by Chairperson San Jule at 10:00 a.m.

Roll Call Found the following members to be:

PRESENT:	Joan Brynes San Jule, Chairperson The Rev. A.C. Ubalde, Jr., Vice Chairperson Ben L. Hom, Commissioner Preston Cook, Commissioner
EXCUSED:	Betty Brooks, Commissioner

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Chairperson San Jule declared a quorum present.

ALSO PRESENT:

Carl L. Williams, Secretary/Executive Director
Lois Johnson, Legal Counsel

The Secretary made a suggestion that a motion be made to accept all documents regarding the seating of Ms. Beatrice Patterson as a Commissioner for the San Francisco Housing Authority.

Commissioner Ubalde made a motion that Ms. Beatrice Patterson be seated as a Commissioner with a second by Commissioner Hom.

Commissioner Ubalde also made a motion that all documents regarding the seating of Ms. Patterson be accepted and filed, this motion was second by Commissioner Hom.

Mr. Williams and Commissioners congratulated Ms. Patterson on being seated as a Housing Authority Commissioner.

Mr. Williams stated he was in receipt of the letter of resignation from Reverend Booker T. Anderson as a San Francisco Housing Authority Commissioner.

Chairperson San Jule moved to accept Reverend Anderson's letter of resignation, with a second by Commissioner Hom.

Mr. Williams suggested that a motion be made to seat Ms. Elouise Westbrook as a Housing Authority Commissioner.

Commissioner Ubalde moved to seat Ms. Westbrook as a Commissioner with a second by Commissioner Hom.

Chairperson San Jule and Commissioners congratulated Ms. Westbrook upon being made a Housing Authority Commissioner.

At 10:15 a.m. the Regular Commission Meeting was suspended by Chairperson San Jule, in order to commence with the Annual Meeting of the Commission.

The regular Commission Meeting was reconvened at 10:30 a.m. by the newly elected Chairman Ben L. Hom.

1. ROLL CALL

Roll Call Found the following members to be:

PRESENT:	Ben L. Hom, Chairman Preston Cook, Vice Chairman Joan Brynes San Jule, Commissioner Rev. Dr. A.C. Ubalde, Jr., Commissioner Beatrice Patterson, Commissioner Elouise Westbrook, Commissioner
EXCUSED:	Betty Brooks
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Lois Johnson, Legal Counsel

2. VISITORS:

Ursula Anderson - President of City Wide Council for Seniors
Bobbie Sanders - Chairperson of Head and Randolph
Tom Sullivan - PHTA
George Lee - Ping Yuen PHTA
Chang Jok Lee - PHTA Ping Yuen
Yim An Lim - PHTA Ping Yuen
Agnes L. Lee - Chinatown Neighborhood Improvement
Lay Kiang Sei - PHTA Ping Yuen
W.F. O'Keefe, - San Francsico Taxpayers Association
Mr. Mercurio - Sr. Tenant 666 Ellis Street

3. APPROVAL OF AGENDA

Chairman Hom asked for a motion to approve the agenda.

Commissioner San Jule moved to accept the agenda with a second by Commissioner Ubalde. UNANIMOUSLY APPROVED

4. APPROVAL OF MINUTES

Commissioner San Jule moved to accept the minutes with a second by Commissioner Ubalde. UNANIMOUSLY APPROVED

5. GENERAL COMMUNICATIONS

Mr. Williams stated he had no general communications except what had been presented to the Commission prior to the meeting.

6. REPORT OF SECRETARY:

Mr. Williams indicated that an Executive Session of the Commission will be held after the Regular Commission Meeting, in order to discuss the Authority's approach to the law suit enclosed in the Commissioners information packages. Mr. Williams stated he had received a letter from CHFA regarding the units in the Western Addition. He stated that a copy of the letter will be given to all of the Commissioners as soon possible.

Mr. Williams asked if Mr. Wil Ussery was present, so that he could comment on the status of public housing sites in Hunters Point.

Mr. Ussery was not present, so Mr. Williams asked Mr. Evert Heynneman to address the Commission on this matter.

Mr. Heynneman stated on April 15, 1980, a letter was sent to HUD requesting that the 40 units in question be brought back into the conventional housing program Cal 1-38 today there has been no response to this letter. Mr. Heynneman stated that there were funds for this project, however, additional funds were necessary to complete the project. Mr. Heynneman suggested that funds be sought from various sources such as CDBG, SB-99 and CHFA.

There were no other comments regarding this matter.

7. COMMITTEE REPORT

Commissioner Ubalde announced that the Personnel Committee would be meeting after the Executive Session.

8. REPORT OF COUNSEL

Chairman Hom requested a report from Counsel Lois Johnson regarding the legal aspect of the 11B funding.

Counsel Johnson stated she had submitted her report on the 11b funding to the Commission beforehand, hwoever, she would answer, in detail, any questions that any of the Commissioners may have on the subject.

Mr. Williams stated that the resolution regarding the 11b funding was voted on by telephone by the Commissioners, therefore, he suggested that the Commission proceed with a ratification of the Resolution.

Commissioner Ubalde requested that Counsel brief the Commission and elaborate on her report.

Counsel Johnson stated that she had spoken to Joe Hamblin, Hud Counsel and indicated that HUD was in receipt of the application from be Bank of America but Mr. Hamblin hasn't provided the Bank of American with a committment for the 11B GNMA Tandem 25 Program.

Counsel Johnson referred to her memo to the Commission stating the 11b regulation requires that an application be submitted by the mortgagee which in this case is the Bank of America to HUD, for preliminary approval. All financial arrangements must be included in the application.

She further indicated no such application has been filed with financing arrangements so that HUD can make such approval. Presently, Bank of America does not know who is going to do the financing. E. F. Hutton and Company, Inc., may or may not be able to meet the requirements.

She stated she spoke to Joe Hamblin, Chief Counsel, HUD Area Office, who contacted Tom Leathers of Bank of America, concerning financing. Pursuant to law, HUD must also approve the local instrumentality (the non profit corp.). In Section 811.104 (a) (1) of the 11b regulations, the Housing Authority must file an application to the field office ofr approval as a public housing agency, and show evidence that the instrumentality is eligible and qualifies. This section further sets forth: "Including indentification of any pending application the applicant has submitted under the Act."

Commissioner Ubalde stated that at least three (3) steps were not taken appropriately regarding this Resolution. He stated that he is very concerned because of the apparent lack fo cooperation from HUD. He said that it has been his experience that this lack of cooperation on the part of HUD will result in delays. Commissioner Ubalde then asked for responses regardint the resolution before the Commission.

9. UNFINISHED BUSINESS:

Mr. Williams stated that the initial application has beensubmitted to HUD in October, 1979, and what this Resolution does is to seek instrumentality by direction of the Commission, and this Resolution does not approve any particular project. The only project with regard to this resolution under discussion at time is the Harkness Hospital Site.

Mr. Williams asked Evert Heynneman to address the Commission on this matter.

Mr. Heynneman referred to Counsel's memo and indicated that he was perplexed by the memo to the Commission. He stated that they were expecting momentarily to hear from them.

Commissioner Ubalde asked Mr. Heynneman to clarify who "they" or "them" were.

Mr. Heynneman stated that "they" referred to the members of the team from E.F. Hutton, Bank of America and the Architect. He also referred to distinguishing the difference between the instrumentality and the actual Harkness Hospital project. He also made a comment regarding the irregularity in the 4th paragraph in Counsel Johnson's memo on the 11b financing.

Commissioner Cook stated that he was distrubed by Counsel Johnson's memo. He stated that proceeding with a positive attitude and a positive tone can be very effective. He felt that Counsel Johnson did not use this particular technique through her research. He continued that we should look at this as a positive change and we cannot affort to wait for HUD, indicating this should be brought before HUD and not to ask HUD can we, but to do it and bring it before HUD.

Commissioner Cook moved to adopt this Resolution and Commissioner San Jule second the motion.

Commissioner Westbrook stated that she was very upset at this time and wished to made a statement. She stated she was not fighting the fact that there is a need for more low income housing, but it is more important to improve the current housing conditions before building more housing. She stated the Commission should not be so quick to condemn HUD, since HUD is the agency that provides this Authority with funds to operate. Commissioner Wesbrook questioned the other Commissioners and staff, as to whether or not they have been in these homes, not just riding through the project area in a car, but see the unsanitary and unsafe conditions that exist in public housing including the roach and rate infested units.

Commissioner Westbrook stated that even though she is new to San Francisco Housing Authority Commission, she is very much aware of the maintenance problems that exist in public housing. She stated that the Mayor appointed her to the San Francisco Housing Authority Commission to do a job, and she will see to it that the job will be done at all expenses. She continued that if the Commissioners could go out and solicit funds to build more housing, then they could do the same to improve the living conditions of the existing public housing, and until such time as the Commission could get money from elsewhere we should not dismiss recommendations made by HUD.

Commissioner Westbrook stated that she has no problems with fighting all of the Commissioners as well as the Executive Director, on this matter, and if necessary ask the Mayor to recall the entire Board of Commissioners if necessary, unless all the projects are improved to have decent and sanitary housing.

Chairman Hom stated that even though Commissioner Westbrook is new to the Commission he realizes that she has been around for a long time, and values her opinions and comments.

Chairman Hom asked for any other comments with regard to this matter.

Mr. Bill O'Keefe, President of the Taxpayers Commission, invited the Commissioners to come out to Double Rock (Alice Griffith) and see how unlivable and deplorable conditions were in this area. He stated that the Housing Authority should not build when there is a chance to fix up the existing public housing. Mr. O'Keefe acknowledge Commissioner Westbrook, as having known her for a long time and further indicated his delight to have her on the Housing Authority Commission.

RESOLUTION ________________

RESOLUTION RATIFYING THE MAKING OF CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY, AND CONSENTING TO THE DETERMINATION TO BE MADE BY THE UNITED STATED DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THAT SAID CORPORATION CONSTITUTES AN INSTRUMENTALITY OF A PUBLIC HOUSING AGENCY SOLELY WITHIN THE MEANING OF SECTION 3 (6) OF THE UNITED STATED HOUSING ACT OF 1937, AS AMENDED: APPROVING CERTAIN DOCUMENTS RELATING THERETO.

RESOLUTION NO.

* * * * * * * * * * * *

RESOLUTION RATIFYING THE MAKING OF CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY, AND CONSENTING TO THE DETERMINATION TO BE MADE BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THAT SAID CORPORATION CONSTITUTES AN INSTRUMENTALITY OF A PUBLIC HOUSING AGENCY SOLELY WITHIN THE MEANING OF SECTION 3(6) OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED: APPROVING CERTAIN DOCUMENTS RELATING THERETO.

WHEREAS, a serious shortage of decent, safe and sanitary housing for persons and families exists in the City and County of San Francisco, California (the "County") and the San Francisco Public Housing Authority (the "Authority") desires to cause to be provided decent, safe and sanitary housing for persons and families in the County; and

WHEREAS, a California nonprofit corporation (the "Corporation") will be formed by public-spirited citizens under California laws (the "Act") to engage in or assist in carrying out (including assistance by borrowing and lending funds) the acquisition, construction or rehabilitation, and equipping of housing projects for low income persons pursuant to Section 8 of the United States Housing Act of 1937, as amended (the "Housing Act"), which may be insured pursuant to the National Housing Act of 1934, as amended; and

WHEREAS, under the Act and the Articles of Incorporation of the Corporation, the Corporation will be duly authorized to borrow money through the issuance of notes or other forms of indebtedness of the Corporation and will be duly authorized to loan the proceeds of such borrowing in order to further the public purposes for which the Corporation will be formed; and

WHEREAS, the Corporation will propose to only provide for the interim construction loan financing for the acquisition, rehabilitation or construction and equipping of housing developments designed for occupancy by persons eligible for assistance under Section 8 of the Housing Act and to be located in the City and County of San Francisco.

WHEREAS, the Owners of proposed developments have indicated that the financing of the project would be facilitated by the issuance of tax-exempt interim obligations by a "public housing agency" (or instrumentality thereof) pursuant to Section 11(b) of the Housing Act and the regulations promulgated thereunder; and

WHEREAS, in order to raise funds with which to provide the construction loan financing for the projects, the Corporation intends to issue Construction Loan Notes (FHA Insured Advances) (the "Notes") to be secured by an Indenture of Trust (the "Indenture") from the Corporation to a California bank as Trustee (the "Trustee"); and

WHEREAS, the Authority approves the general concept of (1) the Articles of Incorporation and By Laws of the Corporation, to be filed with the Secretary of State of the State of California.

WHEREAS, it is now necessary and advisable for the members of the governing body of the Authority to adopt this Resolution, as required by Regulations 24 CFR, Part 811, Subpart A of the United States Department of Housing and Urban Development ("HUD"), to enable the Corporation to proceed with financing of and the developments of low income housing projects.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE SAN FRANCISCO PUBLIC HOUSING AUTHORITY, THAT:

SECTION 1. It is hereby found and determined that the plans of the Corporation, including the Corporation's projected program and related expenditures as will be submitted to HUD pursuant to 24 CFR, Part 811, Subpart A, will tend to provide decent, safe and sanitary housing for persons and families, including persons and families eligible for assistance under Section 8 of the Housing Act.

SECTION 2. The forms of Articles of Incorporation and By Laws of the Corporation, organizational and other activities and records are hereby ratified and approved in general concept, and the Executive Director of the Authority is authorized to review and give final approval and ratification of said documents on behalf of the Authority.

SECTION 3. The Directors of the Corporation plan to have issued a Certificate of Incorporation by the Secretary of State of the State of California. The Directors of the Corporation will be authorized and directed to issue, sell and deliver Notes of said Corporation pursuant to the applicable laws of the State of California, and plan to permit the assignment and/or pledge of any security interest in the properties so acquired by said Corporation for the purpose of constructing and rehabilitating such low and moderate income housing projects and to enter into contracts for the sale of the Notes and the construction of these projects and, upon payment or defeasance of all indebtedness approved in this process, to convey title to any property rights owned by the Corporation to a public housing agency or non-profit corporation approved by HUD.

SECTION 4. The Authority will be presented with a Resolution of the Corporation which will include provision for the issuance and sale of Notes, form of the Indenture, including the form of the Notes, form of mortgage and mortgage note, the pledge of which shall secure the Notes, the form of the Official Statement respecting the Notes, and miscellaneous materials relating to the authorization of the Notes for the projects and, in general principle, hereby approves the same and their adoption and execution and all other documents necessary and proper to carry out the purposes herein; and provided further that the Executive Director is authorized to give final approval and authorization of such documents in their final form on behalf of the Authority.

SECTION 5. It is hereby further found and determined that the issuance of the Notes to finance the projects by the Corporation pursuant to the Indenture will serve to enable the Corporation to carry out its plan and is hereby approved.

SECTION 6. The members of the governing body of the Authority hereby approve and consent to the determination to be made by HUD that the Corporation constitutes an "instrumentality" and a "public housing agency" solely within the meaning, and only for the purposes, of Section 3(6) of the Housing Act, and HUD Regulations, particularly 24 CFR, Part 811, Subpart A, for the purpose of providing the interim financing for the project. Nothing contained in this Resolution is intended, nor shall it be construed (1) to establish or create, or to authorize the establishment or creation by HUD, the Authority, or the Corporation, or otherwise, of any common law or statuatory agency relationship between the Corporation and the Authority or between the Corporation and HUD, under the laws of the State of California, (2) to create or authorize the creation of, any indebtedness, obligation or liability of the Authority or HUD of any kind whatsoever, except for obligations assumed by HUD, or (3) to authorize any development, construction or acquisition of a low rent housing project by the Authority within the meaning of Article XXXIV of the Constitution of the State of California.

SECTION 7. The Notes of the Corporation shall not constitute a debt of the Authority or the State of California or any of its political subdivisions.

SECTION 8. Upon dissolution of the Corporation, title to or other interest in any real or personal property that is owned by the Corporation at the time of dissolution shall be transferred to a public housing agency (as that term is defined by HUD in its regulations) or to another nonprofit entity as determined by the Authority and approved by HUD, to be used only for purposes approved by HUD, and the Authority agrees to designate a public housing agency or another nonprofit entity, subject to approval by HUD, to accept such title or other interest, if there is any.

SECTION 9. The Authority hereby agrees to review the Corporation's performance upon payment of the Notes if HUD so requires.

SECTION 10. The lawful acts of the Corporation, in authorizing the issuing and selling of the Notes secured by the Indenture, as well as

the projected construction financing program and projected expenditures of the Corporation, are to be reviewed by the Executive Director who is authorized to act on behalf of the Authority to approve the same.

SECTION 11. It is found and determined that all formal actions of the Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Authority; and that all deliberations of the Authority and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

SECTION 12. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 13. All prior resolutions and orders or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall take effect from and after its passage in accordance with the laws of the State of California.

Adopted and approved this ____ day of , 1980.

Presiding Officer

Attest with the Seal of
the Authority

Clerk

Commissioner Ubalde inidcated he had voted for this Resolution on a telephone poll but he stated he was voting aginst the motion to pass this Resolution currently before the Board of Commission.

Mr. Williams stated at this time a roll call vote should be taken.

AYES:

Preston Cook
Joan Brynes San Jule

NAYES:

Ben L. Hom (Until Further steps are taken toward clarification)
Rev. A. C. Ubalde, Jr.
Elouise Westbrook

ABSTAIN:

Beatrice Patterson

ABSENT/EXCUSED

Betty Brooks

This Resolution Failed

Commissioner Cook stated that it is possible to do both; proceed with the Mayor's 90 day mandate for improvement and also proceed with the 11b financing. He stated that he felt that future Federal changes may not allow the Authority to receive this 11b, funding, buy bonds, etc.

10. NEW BUSINESS:

Mr. Williams introduced the Resolution before the Commission stating this Resolution deals with his recommendations to Mayor Feinstein regarding the Authority wide improvement schedule.

RESOLUTION 2323

RESOLUTION APPROVING THE EXECUTIVE DIRECTOR'S RECOMMENDATION TO MAYOR DIANNE FEINSTEIN TO IMPLEMENT THE RECOMMENDATION OF THE SAN FRANCISCO AREA OFFICE OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT "MANAGEMENT ASSESSMENT OF THE SAN FRANCISCO HOUSING AUTHORITY"

Commissioner Cook moved to adopt this Resolution with a second motion by Commissioner Ubalde.

UNANIMOUSLY APPROVED.

RESOLUTION 2323

RESOLUTION APPROVING THE EXECUTIVE DIRECTOR'S RECOMMENDATION TO MAYOR DIANNE FEINSTEIN TO IMPLEMENT THE RECOMMENDATION OF THE SAN FRANCISCO AREA OFFICE OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT "MANAGEMENT ASSESSMENT OF THE SAN FRANCISCO HOUSING AUTHORITY"

WHEREAS, the San Francisco Area Office of the U.S. Department of Housing and Urban Development (HUD) has presented its report entitled "Management Assessment of the San Francisco Housing Authority"; and

WHEREAS, Mayor Dianne Feinstein has expressed her approval of the recommendations set forth in the HUD report; and

WHEREAS, Mayor Dianne Feinstein has stated that these recommendations are to be implemented as quickly as possible and that concrete results for their implementation be measurable within 90 days; and

WHEREAS, the Executive Director has presented to Mayor Dianne Feinstein and the Commission a schedule for the implementation of the HUD recommendations; and

WHEREAS, Mayor Dianne Feinstein has approved the recommendations of the Executive Director;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission approve the recommendations of the Executive Director to Mayor Dianne Feinstein

II. That the Commission requests staff of the San Francisco Housing Authority to fully cooperate and assist the Executive Director in the implementation of these recommendations

APPROVED AS TO FORM:

COUNSEL:

DATE:

11. TENANT REPORT:

Mrs. Cleo Wallace stated that she wished to report that as of yesterday afternoon PHTA had received a commitment from the Mayor's Office to meet with the tenants on a weekley basis, in order to help clear up some of the Authority's problems.

Ms. Ursula Anderson, President of Senior Citizen's City-Wide Council, expressed on behalf of the Seniors Citizen's City-Wide Council, she welcomed and congratulated Ms. Beatrice Patterson on being seated as a Housing Authority Commissioner.

Ms. Anderson stated that she wished to bring before the Commissioners the matter of frequent flooding at 666 Ellis Street. The frequent flooding at 666 Ellis has been a great source of aggravation to the senior citizens who live in this building. Ms. Anderson introduced Mr. Mercurio who wished to address the Commission on the same subject.

Mr. Mercurio stated that the flooding has placed an undue hardship both physical and financial on the seniors and residents of 666 Ellis. He stated he was a resident of the building and was aware from first hand experience of this problem.

Mr. Williams stated he was aware of the flooding problem at 666 Ellis Street and that presently the Controller had the assignment of seeking emergency funds in order to replace the valves, which is the source of the flooding problem at 666 Ellis Street.

Ms. Anderson requested that the Sr. Citizen City-Wide Council be kept abreast of this effort to seek emergency funds, and be informed of the outcome.

Chairman Hom requested of Mr. Williams that a written report be forwarded to the Commissioners as well as to the Sr. Citizens City-Wide Council regarding the progress of seeking emergency funds.

Mr. Williams assured Chairman Hom that this request wuld be honored as soon as possible.

Commissioner Ubalde stated that he had received comments as well as questions from both staff and fromt he outside about the status of the Deloitte, Haskins & Sells Evalution Report on the Authority. Commissioner Ubalde questioned as to why the Commissione had not received a copy of this report.

Mr. Williams expalined to Commissioner Ubalde that the Deloitte, Haskins & Sells Report had not yet been finalized. He further explained that many meetings had taken place with staff directors to finalizing this evaluation report and in a couple of weeks the evaluation would be ready to be presented to the Commission.

Commissioner Ubalde stated that the timetable for submission to the Commission be stepped up inlight of the 90 day mandate from the Mayor.

Mr. Williams expressed that the Commissioners had been invited to sit in on any and all preliminary meetings regarding this evaluation, however, Commissioner San Jule being Chairperson at that time declined on behalf of the Commission. He again extented an invitation to the Commissioners to sit in on any and all upcoming preliminary meetings.

There were no further comments regarding this matter.

Chairman Hom asked if there were any other matters to be brought before the Commission.

Mr. Lenny Herman, Scoial Worker from the Department of Social Services stated that even though he did not fill out the visitor/speaker card he wanted to address the Commissioners. He stated that he had brought with him Mr. Gilcrist, also of the Department of Social Services and his client Ms. Dorothy Rogers, who was currently having a problem finding adequate housing.

Mr. Herman stated the Authority could give no guarantee that by moving Ms. Toney, the problem would stop.

Mr. Herman stated that in addition to the harrassment problem, Ms. Toney was in need of larger unit, from a two (2) bedroom to a three (3) bedroom.

Mr. Williams asked Mr. Dennis Guest, Director of Resident Services to respond to Mr. Herman's question about giving Ms. Toney a larger unit.

Mr. Guest stated that Ms. Toney was in fact eligible for a larger unit, but the size she needs is very limited. Mr. Guest stated that provided a three (3) bedroom becomes available, Ms. Toney would be considered. The harrassment problem still remains and Mr. Guest stated that this particular problem should not be the responsbility of the Authority, but rather that of the San Francisco Police Department.

Commissioner Ubalde asked if the Authority could seek cooperation from the courts and/or San Francisco Police Department.

Commander Dangerfield stated that the Housing Authority Police asked for help and indicated everything possible was beine done to curtail this problem.

Commissioner Westbrook stated that she would like to explore the possibility with Executive Director in getting input and cooperation from other Public Housing Authorities such as Oakland, Modesto, etc. in perhaps solving this type of relocation problem.

Chairman Hom stated that:this was a very good suggestion.

Mr. Herman acknowledge that he was willing to discuss this matter but he stated that he wished to discuss the housing problem of Ms. Dorothy Rogers. He said that Ms. Rogers was married and had one (1) child that was to be made a ward of the court if Ms. Rogers did not find suitable housing. According to Mr. Herman, Ms. Rogers applied for public housing with the San Francisco Authority in November, 1978. He stated both he and Ms. Rogers have called the Housing Authority on numerous occasions, and never received a satisfactory reply, or never had their calls returned by staff.

Chairman Hom asked Ms. Rogers if she would like to address the Commission.

Ms. Rogers declined.

Mr. Gilcrist, the social worker who is assigned to Ms. Rogers case, stated that Ms. Rgoers had been locked out of the apartment in which she was staying, and had to move into her brother's apartment resulting in a very overcrowded situation.

Commissioner Westbrook requested that Ms. Rgoers step up to the microphone and speak on her own behalf, and not let someone speak for her.

Commissioner Cook stated that this matter had been discussed before, and he was disappointed that htere had been no resolvement to this matter and others like it. He stated that he, personally, on more than one (1) occasion from Authority staff in placing his clients in emergency housing. Commissioner Cook went on to state that he wanted the Site & Design Committee to meet in one (1) week to discuss, and possibly resolve this issue.

Mr. Williams stated that he wished to clarify this matter for the two (2) new Commissioners. He stated that the Child Welfare division of the Department of Social Services wanted a commitment from the San Francisco Housing Authority to give preference to their dlients who require emergency housing. He further stated that this matter had been thoroughly discussed by staff and the Public Housing Tenants Association, who had some definite misgivings regarding this complex problem.

Mrs. Cleo Wallace stated that Mr. Herman was unfair in his statement that he hasn't received any cooperation. She then proceeded to give an example of the complexity of the problem at hand. She stated that it is very difficult to decide who's situation is more desperate, out of approximately 8,000 applicants on the waiting list for public housing. Ms. Wallace stated that she asked of the last two(2) applicants who were brought to the last Commission Meeting, between the two (2) women who's needs were greater. She stated that neither one of them could give her an answer.

Mr. Cleo Wallace stated that the Department of Social Services should seek the services of other city agencies who help in matters such as this. She stated that she was not willing to make a decision on this matter. She then stated Mr. Herman was guilty of not bringing all the facts to light; the San Francisco Housing Authority should not be held solely responsible for Child Welfare clients losing custody of their children.

Commissioner Ubalde stated that the Commission's time should not be taken up with matters such as this. This type of problem is something that should be worked out with staff. He suggested that matters of this type should be ruled out of order from now on.

Chairman Hom stated that he was in agreement with Commissioner Ubalde, and directed the Site and Design Committee to work on this matter and present a solution.

Chairman Hom indicated that he realized that Mr. Herman has problems and a job to do but the Authority also has a job that must be done in 90 dyas, as well as all housing problems being prioritized, and tenants must cooperation in order to meet the Authority's 90 day improvement dealdine.

12. ADJOURNMENT:

There being no further business this meeting was adjourned at 11:30 a.m.

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

The Commission of the Housing Authority of the City and County of San Francisco held its annual meeting at the offices of the San Francisco Housing Authority, 440 Turk Street, San Francisco, California, at 10:15 a.m., Thursday, May 22, 1980.

1. ROLL CALL:

Meeting was called to order by Chairperson San Jule at 10:15 a.m.

Roll call found the following members to be:

PRESENT:	Joan Brynes San Jule, Chairperson The Rev. A. C. Ubalde, Jr., Vice Chairperson Ben L. Hom, Commissioner Preston Cook, Commissioner Beatrice Patterson, Commissioner Elouise Westbrook, Commissioner
EXCUSED:	Betty Brook, Commissioner
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Lois Johnson, Legal Counsel

2. ELECTION OF OFFICERS:

Chairperson San Jule directed the Commission to proceed with the election of Officers.

Commissioner Ubalde stated that he wished to nominate Commissioner Hom as Chairperson of the Commission.

Commissioner Cook seconded that nomination.

UNANIMOUSLY APPROVED

Commissioner Hom moved to nominate Commissioner Preston Cook as Vice Chairman of the Commission, Commissioner Ubalde second the nomination.

UNANIMOUSLY APPROVED

Chairperson San Jule stated the Commissioner should hear the Annual Committee Reports.

3. COMMITTEE ANNUAL REPORTS:

FINANCE COMMITTEE REPORT

Chairman Hom of the Finance Committee stated that the Finance Committee met many times during the past year, and many actions have been taken as a result. He expressed his hopes that the Finance Committee's Annual Report be accepted as is.

The Finance Committee Annual Report is made a part of and included in the official minutes.

PERSONNEL COMMITTEE REPORT

Chairman Ubalde of the Personnel Committee cited scheduling problems as the reason that the Personnel Committee was unable to submit an annual report at the Annual Meeting, but the required report will be submitted at the next regularly scheduled Commission Meeting.

Commissioner Ubalde further stated that he wished to present some highlights of the Personnel Committee. The Personnel Committee met on and reviewed two (2) Court cases in particular and the Executive Directors recommendations regarding the revisions to take place in the Authority's Personnel Manual.

Commissioner Ubalde introduced the new Personnel Director, Mr. Charles Whiteside. Mr. Whiteside stood up and was acknowledge.

Commissioner Ubalde stated that there will be radical changes in the future regarding Personnel matters. At the present time one of these changes, in the by-laws, has taken place, with regard to arbitration.

Commissioner Ubalde reiterated his apologies for not having a written report ready for the Commission at the Annual Meeting, and stated that the Personnel Committee's Annual Report would be submitted to the Commission at the next regularly scheduled meeting.

SITE & DESIGN COMMITEE REPORT

Chairman Cook of the Site & Design Committee stated that during the course of the past year, many meetings have taken place with much participation on the part of tenants, outside agencies, and staff. He mentioned sixteen (16) items that have been dealt with by the Site & Design Committee.

Commissioner Cook commended Mr. Evert Heynneman, Chief of Planning, for his assistance during the past year, and stated that he hoped to proceed on the projects that were begun in the last year.

The Site & Design Committee Annual Report is made a part of and included in the official minutes.

4. ADJOURNMENT OF ANNUAL MEETING

Chairperson San Jule handed over the gavel to Commissioner Hom who has been elected Chairman of the San Francisco Housing Authority Commission. Commissioner San Jule congradulated Chairperson Hom and wished him much luck and exchanged seats with him.

Chairman Hom acknowledge the entrance of Mr. David Scott, Public Utilities Commissioner and congradulated Commissioner San Jule on a job well done as the former Chairperson of the Commission.

Chairman Hom thanked his fellow Commissioners for electing him and acknowledged all the tenants, staff and other guests present.

Chairman Hom thanked Ms. Linda Young for attending the meeting, even though she had already left. He then introduced his wife Patricia Hom and mentioned that that his counsins Mssrs. Tom and Hom were also present.

Chairman Ben Hom gave his acceptance speech as follows:

"Thank you, fellow Commissioners, Tenants and other honored guest. Ladies and gentlemen:

It is indeed an honor to be elected - you all have heard those words before, I mean it.

I am horored and challenged to be elected the Chairperson of the San Francisco Housing Authority. Honored, Yes; challenged, definitely yes.

We are all aware of the Mayor's mandate that significant improvement in the Housing Authority's operations be made within 90 days. 90 days is not a long time and yet I agree with the Mayor that the stage can be set within 90 days. By setting the stage, I mean setting in motion the steps that will lead to the best Public Housing Authority in this nation. This cannot be done by any one person, it requires the cooperation of many people. The mayor has committed her office to the task before us. The rest of us must cooperate. We on the Commission must cooperate. The Housing Authority staff must cooperate and our various providers of services must cooperate, and yes, the tenants also must cooperate. Only through total cooperation and efforts of all involved can significant improvements in the Housing Authority's operations be accomplished within 90 days. Vacant units must be put on the city rent roll now and rented housing units must have proper maintenance and repairs for normal living standards. I will recommend to establish an advisory committee for better housing and an audit committee headed by well established CPA firms and individuals in San Francisco.

San Francisco is the city "that knows how". My commitment is to show within 90 days that we know how to run the San Francisco Housing Authority. We need everyone's help. If no improvement is apparent within the 90 day period, I will then reasses my role at the Housing Authority and perhaps the Commission as a whole, and the entire staff, need to do likewise. Please, let's all help so that we can keep all our heads up high with pride."

The Annual Meeting was adjourned at 10:25 a.m..

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6/12/80

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, June 12 , 1980,
10:00 a.m. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Ben L. Hom, Chairman
   Preston Cook, Vice-Chairman
   Joan Brynes San Jule, Commissioner
   The Rev. Dr. A.C. Ubalde, Jr., Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL"

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    a. Resolution authorizing travel to NAHRO'S Special Educational Workshop for Commissioners in Las Vegas, Nevada, July 11-13 1980

    b. Resolution commending Commissioner Ubalde on the occasion of his resignation from the San Francisco Housing Authority.

    c. Resolution approving the application to the department of housing and urban development for $9,843,600.00 in fiscal year 1980 comprehensive modernization funds

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

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#3
6/12/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minute
June 12, 1980

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, at 440 Turk Street, San Francisco, California, at 10:10 a.m., Thursday, June 12, 1980.

1. ROLL CALL:

Meeting was called to order by Chairman Hom at 10:10 a.m..

Roll Call found the following members to be:

PRESENT:
Ben L. Hom, Chairman
Preston Cook, Vice-Chairman
The Rev. Dr. A. C. Ubalde, Jr., Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner

EXCUSED:
Joan Brynes San Jule, Commissioner

ALSO PRESENT:
Carl L. Williams, Secretary/Executive Director
Lois Johnson, Legal Counsel

2. VISITORS:

Tom Sullivan
Sadie Gray
Bobbie Sanders
Susan Hughes
Christine Neal
George Lee
Bill Carter, Jr.

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3. APPROVAL OF AGENDA:

Chairman Hom asked for a motion to approve the Agenda.

Commissioner Ubalde stated before approving the Agenda before the Commission he requested to add another item to the Agenda, that being the Annual Personnel Committee Report. Chairman Hom approved the Annual Personnel Committee Report to be included in the Annual Meetings Report.

Commissioner Ubalde moved to approve the Agenda with a second by Commissioner Brooks. UNANIMOUSLY APPROVED

4. APPROVAL OF MINUTES:

Chairman Hom asked for approval of the Regular and Annual Commission Minutes of May 22, 1980.

Commissioner Cook moved to approve both minutes, and Commissioner Ubalde second the motion. UNANIMOUSLY APPROVED

5. GENERAL COMMUNICATIONS:

Mr. Williams stated he is in receipt of a letter from the Mayor regarding the Authority's Pet Policy developed by staff with the consultation of PHTA. Due to complaints and concerns of this policy, the Mayor suggested that the Pet Policy be modified and Mr. Williams requested the Site and Design Committee to meet and review the policy as quickly as possible.

6. REPORT OF SECRETARY:

Secretary, Mr. Williams, reported on the commission holding an executive session beginning on May 29, 1980 and continuing on June 3, 1980 at which the employment of Mr. Walter Scott as the Commission's Deputy Executive Director was discussed.

It was moved, seconded and passed that the appointment of Mr. Scott as the Commission's Deputy Executive Director be rescinded and that the Executive Director be authorized to terminate Mr. Scott's employment pursuant to Resolution No. 1617, adopted on September 26, 1968.

The following commissioners voted in favor of the motion:

Ben L. Hom
Preston Cook
Joan Brynes San Jule
Beatrice Patterson

The following commissioners voted against the motion:

Elouise Westbrook
Betty Brooks

Chairman Hom asked Mr. Williams if there were any other reports, Mr. Williams answered there are no other matters to report on.

Chairman Hom recognized Mr. Joseph Freitas.

Commissioner Westbrook stated she was under the impression that the Commission was not going to discuss this issue, regarding Mr. Scott, in public.

Mr. Freitas stated he would like to discuss the action that is alleged to have taken place in executive session by this Commission, he stated on the point that Commissioner Westbrook raises, he would like to make it very clear that normally when there is a private executive session over personnel matters it's at the request to protect the person being discussed, but in this particular case, Mr. Scott is requesting that any hearing be open to the public so there is no need to have an executive session.

Commissioner Westbrook interrupted stating this not a hearing on Mr. Scott.

Chairman Hom stated to Mr. Freitas that this is not a public hearing and not a concern of the public and if there are any concerns, he requested Mr. Freitas to make them in writing addressed to the Chair and Mr. Carl Williams.

This statement caused outburst from the audience.

Mr. Freitas stated that this is a public commission to serve the public of San Francisco, and he is a citizen of San Francisco and request to speak to the Commission on a matter of an action taken by this Commission. He stated yesterday he was informed by the highest authority in this town that this Commission had not taken any action on Mr. Scott and indicated he wished to make comment on this decision.

Chairman Hom reiterated that Mr. Freitas was out of order.

Mr. Freitas asked by what laws, rules and regulation does the Commission find him out of order. He went on to state that the Commission is dealing with the reputation and career of a long term public servant of this city in a way that is grossly unfair and Mr. Scott was not given notice that he was to be terminated and has not been given the opportunity for a hearing. Mr. Freitas went on to state that this action is illegal and suggested that the Commission reconsider its action in the Executive Session.

Chairman Hom reiterated that Mr. Freitas was out of order.

Mr. Freitas asked the Commission to respond to two (2) questions: to cite any rules, by-laws or regulations of this Commission, saying that he cannot as a citizen make comment on this issue, and for what cause or basis the Commission took the action in the Executive Session, he continued that Walter Scott has served this Agency for 12 years before that he spent 15 years in other public agencies of our city. He stated no member of this Commission in writing or verbal have ever told Mr. Scott that his performance has been inadequate.

Commissioner Cook made a recommendation to move to the next item on the Agenda, and reiterated that Mr. Freitas was out of order, and stated that the Commission does not have to respond and requested Mr. Freitas to be seated.

Chairman Hom stated again to the audience and Mr. Freitas that concerns be submitted in writing, and all written concerns or opinions will be responded to.

Mr. Freitas said he would respect the request of Chairman Hom but stated that the action that was taken in the Executive Session, is not only grossly unfair, it is illegal and will be fought out in the courts in our states.

Mrs. Cleo Wallace addressed the Commission after Chairman Hom stated there will be no further comments regarding this matter. She stated that the tenants and the community has tried to be fair with this Commission. She referred to the By-Laws indicating that Executive Sessions have been held without public notice and action was taken. She stated she will not be put out of the Commission meeting and the Commission should allow the people to have comments addressed to the Commission regarding this matter.

Chairman Hom moved to the next Agenda item.

7. COMMITTEE REPORT:

Commissioner Ubalde reported on the Annual Personnel Committee Report stating that the Commission has been provided copies of the report.

The Annual Personnel Committee Report is included and made a part of the offical minutes.

Commissioner Ubalde summarized the report by saying the Personnel Director, Charles Whiteside, has a management assessment of the Personnel Department and indicated that it is in a confidential level, and asked the Commission and the new Personnel Committee to review and digest. He stated the Personnel Committee has various recommendations regarding the needs of the Personnel Committee. He expressed his satisfaction of two (2) new employees, Milton Reiterman, Chief Labor Negotiator and Charles Whiteside, Director of Personnel. He referred to the concerns that can not be discussed publicly in regards to the matter of union discussions and the opinion of the Director of Personnel that there may be some conflict of interest that may have taken place in the past. The matters dealing with specific jobs has to be reviewed carefully, as it relates to job audit and determining the broad analysis of this organization. The personnel manual has to be reviewed and changes that need to be made ie........training, legal personnel practices, and expedite changes to improve the morale of our organization.

Commissioner Ubalde recommended on behalf of the Personnel Committee that the Commission need to review the Personnel Officers Assessment, a memo submitted to the Executive Director dated May 13, 1980 and the subject deals with the management assessment of the Personnel Department. He requested the new Personnel Committee to review this as soon as possible to help strenthten and discover the weakness of our Personnel and to be sensitive to the political and personal considerations that are being developed at this time. He stated by reviewing the assessment of our personnel officer this will help understand the problems and needs that the Personnel Officer is going through.

Chairman Hom thanked Commissioner Ubalde for a good report and directed Mr. Williams to make this report part of the Annual Meeting.

Ms. Barbara Thomas addressed the Commission indicating that when the Personnel Committee met, no one conferred with Local 400 on those issues, before making any decision.

Commissioner Ubalde stated to Ms. Thomas that this point is well taken, and this is a matter that is not a policy decision at this point, he explained that it is simply a report of an observation and once the Commission review the documents, then matters will be appropriate to discuss.

Ms. Thomas reiterated the agreement of Local 400 and the Authority, stating when the Personnel Committee meet and hold discussion regarding procedural changes, Local 400 is to be notified and they were not notified.

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

Mr. Williams introduced the first item under New Business stating this is a Resolution authorizing the attendance of Commissioners Brooks and Westbrook to attend the "Special Educational Workshop for Commissioners" at the NAHRO meeting scheduled for July 11-13, 1980 in Las Vegas, Nevada. Mr. Williams explained that the attendance at this workshop is an eligible expense under the rules and regulations of the U.S. Department of Housing and Urban Development and it is also a matter that any travel expenses be approved by the Mayors office. He continued that he is in receipt of approval from the Mayors office that this trip has been authorized, and indicated that these two (2) Commissioners should attend this workshop.

RESOLUTION NO 2324

RESOLUTION AUTHORIZING TRAVEL TO NAHRO'S SPECIAL EDUCATIONAL WORKSHOP FOR COMMISSIONERS IN LAS VEGAS, NEVADA, JULY 11-13, 1980

RESOLUTION NO. 2324

* * * * * * * * * * * * * *

RESOLUTION AUTHORIZING TRAVEL TO NAHRO'S SPECIAL EDUCATIONAL WORKSHOP FOR COMMISSIONERS IN LAS VEGAS, NEVADA JULY 11-13, 1980

* *

WHEREAS, NAHRO is presenting a special educational workshop for Commissioners in Las Vegas, Nevada, July 11-13, 1980.

WHEREAS, the workshop agenda features a session for Commissioners that provides in-depth examination of the role and responsibilities faced by public agency policymakers; and

WHEREAS, the workshop subjects include Challenges and Accountability, the Commissioner and Executive Director, Community Relations, The Press, Commission Meetings, Government Relations; and

WHEREAS, the workshop includes a pre-workshop activity participating in a dedication program of a senior citizen mobile home park and tour of the Las Vegas Housing Authority's housing program.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Two (2) Commissioners are authorized to attend the aforementioned conference.
2. Travel expenses be in conformity with the travel policy adopted October 22, 1978, as amended February 19, 1980.
3. This Resolution take effect immediately.

APPROVED AS TO FORM:

____
Lois L. Johnson,
Counsel

DATE____________________

Commissioner Ubalde moved to accept the Resolution with a second by Commissioner Brooks.

This Resolution was unanimously approved.

Chairman Hom introduced the next resolution commending Commissioner Ubalde on the occasion of his resignation from San Francisco Housing Authority that he has served very well for the last four (4) years.

Mr. Williams read the Resolution.

RESOLUTION NO. 2325

RESOLUTION COMMENDING COMMISSIONER UBALDE ON THE OCCASION OF HIS RESIGNATION FROM THE SAN FRANCISCO HOUSING AUTHORITY

RESOLUTION NO. 2325

RESOLUTION COMMENDING THE REV. DR. A. C. UBALDE, JR. ON THE OCCASION OF HIS RESIGNATION FROM THE COMMISSION OF THE SAN FRANCSICO HOUSING AUTHORITY

WHEREAS, the Rev. Dr. A. C. Ubalde, Jr. was appointed on November 30, 1976 by Mayor Moscone to serve as a Commissioner of the San Francisco Housing Authority; and

WHEREAS, he was re-appointed by Mayor Moscone on March 25, 1977; and

WHEREAS, he has faithfully and diligently discharged his duties as Commissioner; and

WHEREAS, as Commissioner he has shown great concern for the well-being, comfort and safety of the residents of San Francisco public housing; and

WHEREAS, he has tendered his resignation from the Commission on June 12, 1980 for the purpose of pursuing elective office.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO that the Rev. Dr. A. C. Ubalde, Jr. is commended for his years of meritorious and diligent service as a Commissioner of the San Francisco Housing Authority.

Ben L. Hom, Chairman

Preston Cook, Vice-Chairman

Joan Byrnes San Jule, Commissioner

Betty Brooks

Betty Brooks, Commissioner

Beatrice Patterson

Beatrice Patterson, Commissioner

Elouise Westbrook

Carl L Willi

Carl L. Williams, Executive Director/
Secretary

Mr. Williams presented Commissioner Ubalde a copy of the Resolution prepared for him.

Chairman Hom asked for a motion to accept the Resolution.

Commissioner Cook moved to accept the Resolution with a second by Commissioner Brooks.

Commissioner Cook asked for a roll call vote.

AYES:

Ben L. Hom
Preston Cook
Betty Brooks
Beatrice Patterson
Elouise Westbrook

This Resolution carries; UNANIMOUSLY APPROVED

Commissioner Ubalde stated that he has been planning to tender his resignation for some time but because of lack of full Commission membership he felt it was important for him to be present and address the problems that come before us. He commented on his experiences of the last four (4) years being one that has been worthwhile and it has not been an easy appointment but one that has affected his own personal growth and understanding of our democratic process. He stressed his concern regarding the Mayor's 90 day mandate given to the Commission and Staff being unfair because matters that have been going on for so many years will not be improved upon in such a short time, and he estimated the time limit to be two (2) years.

Mr. Williams introduced the final Resolution on the Agenda, stating this is a Resolution approving this Authority to file an application to the Area Office of the Department of Housing and Urban Development regarding the fiscal year 1980 modernization program, as indicated in the materials, this would be an application to continue the rehabilitation program in Hunter's Point A and Hunter's Point B, and in the Hunter's Point Community, and rehabilitation work is presently underway in Hunter's View.

Mr. Williams stated this Resolution seeks the Commissions authorization to file an application and supporting documentation to the Area Office of the Department of Housing and Urban Development. He stated if there are any questions on this matter by the Commissioners, there is staff present from Program Development who those questions can be addressed to.

RESOLUTION NO. 2326

RESOLUTION APPROVING THE APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR $9,843,600.00 IN FISCAL YEAR 1980 COMPREHENSIVE MODERNIZATION

RESOLUTION NO. 2326

* * * * * * * * * * *

RESOLUTION APPROVING AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR $ 9,843,600 IN FISCAL YEAR 1980 COMPREHENSIVE MODERNIZATION FUNDS.

HUNTERS POINT A (EAST), CAL 1-17A AND HUNTERS POINT B, CAL 1-17B

* *

WHEREAS, the Area Office of the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1980 Comprehensive Modernization Funds; and

WHEREAS, the Area Office of the Department of Housing and Urban Development has reviewed the Modernization needs of the Authority, and has determined that these funds should be applied to the Hunters Point A (East), CAL 1-17A, and Hunters Point B, CAL 1-17B, Public Housing Projects in the Hunters Point Area of San Francisco as a supplement to the previously allocated TPP-Modernization and Public Housing Urban Initiatives Program Funds; and

WHEREAS, the Authority has estimated that $9,843,600 will be required to complete the rehabilitation of the Hunters Point A (East) and Hunters Point B housing projects; and

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements, prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the amount of modernization funds requested, represent this Authority's estimate of the cost of the modernization program described in the application; and

WHEREAS, this Authority will comply with civil rights statutes, executive orders and regulations as applicable; and

WHEREAS, the San Francisco Housing Authority has complied with HUD regulations and requirements under the Flood Disaster Protection Act of 1973 or such regulations and requirements are not applicable; and

WHEREAS, upon receipt of Modernization funding for the above noted improvements the Authority will make every effort to assure full and timely implementation of the plan; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approve the Program Budget, Work Program, Organization and Staffing Plan and the Management Plan that constitutes this Comprehensive Modernization Application.

II.. That the Executive Director be and the same is authorized to apply to the Department of HUD for the necessary funding to accomplish the above described needed improvements to the Hunters Point A (East) project, CAL 1-17A and the Hunters Point B project, CAL 1-17B.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all

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necessary steps to implement the approved program.

IV. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

____
Counsel

Date: ________________________

Commissioner Cook moved to accept this Resolution with a second by Commissioner Ubalde.

This Resolution was unanimously approved.

11. TENANT REPRESENTATIVE REPORT:

Before Ms. Cleo Wallace addressed the Commission regarding the concerns of the Tenants, Commissioner Westbrook asked Ms. Wallace if she could be excused to attend funeral services of one of her co-workers, because the tenants and the Community knew where she stands on issues.

Ms. Cleo Wallace answered Commissioner Westbrook by stating the Tenants and Community would feel bad if she left, inlight of knowing where she was going. Ms. Wallace made a comment saying that some members of the San Franciso Housing Authority Commission were racist. She stated she had trouble sitting in the Commission Meeting today listening, when she knows Commissioners Cook's feelings for us tenants.

Ms. Wallace then invited Commissioner Cook to join her outside saying that they could get it on, because she doesn't like his tactic's in the Commission Meeting nor do she and the tenants like racism, she continued by saying that she had come prepared to deal with Commissioner Cook.

Ms. Wallace stated to Mr. Williams that for whatever reason that this is happening to Mr. Scott today, that these same Commissioners are going to do it to you. She expressed her dissatisfaction with the action regarding Mr. Scott indicating the tenants had no input on the issue.

12. ADJOURNMENT:

There being no further business the meeting was adjournment at 10:50 a.m.

SF
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7/10/80

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JULY 10, 1980
10:00 a.m., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Ben L. Hom, Chairman
   Preston Cook, Vice-Chairman
   Joan Brynes San Jule, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James Fussell, Jr., Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

   Seating of James Fussell, Jr.

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    a. Resolution approving amendment No. 46 to the low Rent Annual Contribution Contract SF-255 and authorizing its execution

    b. Resolution authorizing payment to Arthur Andersen & Company for the design and implementation of an encumbrance accounting and reporting system

    c. Resolution authorizing the Executive Director to enter into a modification of the contract of December 14, 1979 with Alexander Grant & Company to provide accounting services.

    d. Resolution approving operating budget for conventional public housing program October 1, 1980 - September 30, 1981

    e. Resolution approving operating budget for the Section 8 existing housing program October 1, 1980 - September 30, 1981

    f. Resolution Authorizing travel to the Public Housing HUD sponsored National Anti-Crime Technical Assistance Conference, July 13 - 15 1980 in Wahington, D.C.

10. NEW BUSINESS: (continued)

g. Resolution ratifying the making of certain findings and determinations with respect to proposed financing plans of a California nonprofit corporation to be formed shortly etc.....

h. Resolution establishing administrative procedure with regard to income limits for Conventional Public Housing Projects as set forth by the Department of Housing and Urban Development

i. Resolution modifying contract to Arthur Andersen & Co. for the implementation of a financial accounting and reporting system

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

'SF'
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#3
7/10/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
July 10, 1980

440 Turk Street
San Francisco, California

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The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority, at 440 Turk Street, San Francisco, California, at 10:10 a.m., Thursday, July 10, 1980.

1. ROLL CALL:

Meeting was called to order by Chairman Hom at 10:00 a.m.

Roll Call found the following members to be:

PRESENT:
Ben L. Hom, Chairman
Preston Cook, Vice-Chairman
Joan Byrnes San Jule, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James Fussell, Jr., Commissioner

ALSO PRESENT: Carl L. Williams, Secretary/Executive Director

2. VISITORS:

Susan Hughes, HUD
Patricia Accooe, Potrero Tenant
Tom Sullivan, PHTA
Emily Turner, No. Beach Tenant
Mary Perata, No. Beach Tenant
Hope Halikias, No. Beach Tenant
Laura Swartz, Lawyer
Jill Nelson, Lawyer
Christine Neal, PHTA
Mary Wolridge, PHTA
Bobbie Sanders, PHTA
Leah Stewart, Tenant

3. APPROVAL OF AGENDA:

Chairman Hom asked for a motion to approve the Agenda.

Commissioner San Jule moved to accept the Agenda. Commissioner Cook second the motion. UNANIMOUSLY APPROVED

4. APPROVAL OF MINUTES:

Chairman Hom asked for approval of the Commission Minutes of June 12, 1980.

Commissioner Cook motion to approve the minutes with a second motion by Commissioner San Jule.

5. GENERAL COMMUNICATIONS:

None

6. REPORT OF SECRETARY:

Secretary, Mr. Williams, reported on the receipt of the letter of resignation from Commissioner Ubalde and the appropriate acceptance of the resignation from Mayor Dianne Feinstein.

Mr. Williams asked for a motion to accept those items regarding the resignation of Commissioner Ubalde.

Commissioner Cook moved to accept those documents and Commissioner Brooks seconded the motion. UNANIMOUSLY APPROVED.

Mr. Williams stated he is also in receipt from the Mayors Office of the certified copies of the letters of appointments, letters of acceptance, appointment forms, oath of office, Certificate of Appointment and certificate by the Mayor that Commissioner James Fussell, Jr., is not an officer and employee of the City and County of San Francisco and he is also in receipt of the appropriate documents regarding the acceptance of his term to the San Francisco Housing Atuhority Commission. Mr. Williams congratulated Commissioner Fussell and asked for a motion to accept these documents.

Commissioner Brooks motioned to accept the documents with a second motion by Commisioner San Jule. UNANIMOUSLY APPROVED

Commissioner Cook made a motion to accept James Fussell, Jr. to be seated as a Commissioner of the San Francisco Housing Authority Commission. Commissioner San Jule seconded the motion. UNANIMOUSLY APPROVED

Mr. Williams congratulated Commision James Fussell and stated the various papers regarding his appointment will be provided after the meeting.

7. COMMITTEE REPORT

Chairman Hom asked Commissioner San Jule to give her report regarding the Site & Design Committee Meeting.

Commissioner San Jule reported on the Site & Design Committee Meeting stating that they held several meetings and reported on the Meeting of June 24, 1980 regarding the raising of the application income limits for conventional housing to 90 % of Section 8 levels which has been prepared for a Resolution which is on today Agenda. She recommended the Site & Design Committee accept this Resolution. She reported on discussion establishing a special priority for families who are about to lose their children because of lack of housing, and the recommendation is that the Department of Social Services, Lenny Herman Social Worker, meet on an informal basis to assure that families have proper documentation, and this is not priority. Commissioner San Jule reported on the third being the draft of the new lease and its now under consideration by staff and PHTA. The last meeting was on the revised Pet Policy. The Site and Design Committee is recommending that the Pet Policy that was revised be recommended for inclusion in the new lease and it is now under discussion and the main part is that "no dogs or cats shall be permitted for new applicants to public housing under any circumstances nor shall present residents be allowed to acquire such." The Site & Design Committee also recommends that the present Pet Policy be enforced prohibits dogs or cats above the second floor and it is recommended that this be included in the new lease that is now being drafted.

Commissioner Westbrook referred to the documents regarding the Pet Policy stating her problem is Sightseeing Dogs, people who have to have them.

Commissioner San Jule stated tenants who need dogs for purposes of vision are covered under paragraph number 1. She quoted that "current tenants who own pets will be allowed no more one dog or one cat on the first or second floor premises of a building. (Seeing-eye dogs shall not be affected by this regulation)"

Chairman Hom thank Commissioner San Jule for a fine report and the good job that the Site & Design Committee has done and is doing.

Chairman Hom asked for a Committee Report from Commissioner Cook on the Finance Committee.

Commissioner Cook reported onthe Finance Committee meetings. He stated the Finance Committee had discussion on the operating budget for the conventional low rent program and Section 8 program for the 1980-81 fiscal year. He stated there were two (2) separate meetings regarding these particular budgets and both Committee members had many questions and they were all answered by staff. The Finance Committee made a recommendation to staff concerning the budget and deposits to certain banks, and Savings & Loan Associations. Commissioner Cook recommended from the Finance Committee that staff look into the feasibility of increasing the Authority's deposits with minority owned or controlled banks, he specifically requested that a determination be made regarding the California National Bank, The First Enterprise Bank and The Western Women Bank. He urged that if possible these banksshould have approximately 50% of the Authority's banking business.

The Finance Committee requested that staff report back to the Commission in thirty (30) days regarding this recommenation.

He further reported that at the request of the Executive Director the Controller would set up a workshop for members of the Finance Committee and other Commissioners, regarding the Authority's fiscal operations. Because of the many actions in the last year cleaning up the books, HUD requirements and recommendations, it was felt it would be good within a month or so to sit down and thoroughly review the budget and procedures and fiscal operation of the Housing Authority.

Commissioner Cook expressed his wishes to see this workshop take place within sixty (60) days. Commissioner Cook made a motion the budget for fiscal year 1980-81 be accepted.

Chairman Hom thanked Commissioner Cook for a fine report.

Commissioner San Jule commented on one (1) other item that was not reported on in her report. She stated there is a recommendation that there be a California non-profit corporation to be formed to issue 11-B Bonds under the Housing Authority so that certain projects can be financed, at this point she stated it will be a matter for forming this non-profit corporation and setting it up so that different projects can be presented to us and financed where the Housing Authority would be the conduit for the bonds, and the Housing Authority would not be involved in ownership or management of any of the projects.

Commissioner Cook stated there is a motion on the floor and he would like that taken care of before going on.

Mr. Williams stated that the motion should be to accept the reports of the Finance and Site Design Committees. The items on the budget are included under New Busines as well as the formation of the non-profit corporation for the purpose of issueing 11-B financing bonds.

Commisioner Cook moved to accept both Committee Reports with a second motion by Commissioner Brooks.

A gentlemen from the SPCA asked at what time would the Commission receive comments from the public regarding the pet policies.

Commissioner Westbrook stated to the Commission that after adopting the Commissioners Report, if we go back to discuss the Pet Policy again, she recommended that the persons wishing to address the Commission should do so in writing to the Executive Director as this will enable the Director to put the issue on the Agenda, this is an effort to prolong the time and this is not professional.

Chairman Hom asked the Commissioners to accept the Reports.

The Committee reports were accepted.

8. REPORT OF COUNSEL:

None

9. UNFINISHED BUSINESS:

None

10. NEW BUSINESS:

Mr. Williams introduced the first Resolution stating this is a Resolution amending No. 46 to the low Rent Annual Contribution Contract and stated that this Resolutio is to correct an error that was made by the Department of Housing and Urban Development which would result in the adjustment of the additional funds to the Housing Authority of $117,900.00 under the contract, this is a modernization contract phase 3.

RESOLUTION NO. 2327

RESOLUTION APPROVING AMENDMENT NO. 46 TO THE LOW RENT ANNUAL CONTRIBUTION CONTRACT SF-255 AND AUTHORIZING ITS EXECUTION

RESOLUTION NO. 2327

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 46 TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255

* *

MODERNIZATION PROGRAM

PROJECT NOS. CAL 1-9, CAL 1-17A,
CAL 1-17B, CAL 1-18(3) AND CAL 1-18(4)

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1954 (as amended) with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the San Francisco Housing Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Chairman or Vice Chairman is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Annual Contributions Contract dated August 27, 1954 (which as amended is herein called "Contract") between the Government and the Local Authority is hereby amended to assist in financing necessary additional development work to enable the modernization of existing projects and for other purposes.

3. The purpose of Amendment No. 46 is to correct and re-state the estimated total development costs as set forth in Amendment No. 42 for Modernization through PHASE VIII in connection with the projects cited below.

Accordingly, the estimated total development costs including all authorized development costs for Modernization through PHASE VIII for Project Nos. CAL 1-9, CAL 1-17A, CAL 1-17B, CAL 1-18(3) and CAL 1-18(4) are as follows:

Project Nos.	Estimated Total Development Cost (including all Authorized Development cost for Modernization thru PHASE VIII)
CAL 1-9	$ 4,982,509
CAL 1-17A	4,822,724
CAL 1-17B	1,737,726
CAL 1-18(3)	13,168,557
CAL 1-18(4)	6,820,165

4. Except as herein amended, the Contract dated August 27, 1954, as amended, between the parties shall remain in full force and effect.

5. This resolution shall take effect immediately.

APPROVED AS TO FORM:

____
Counsel

DATE:__________________

Commissioner Cook moved to adopt this Resolution, and Commissioner San Jule seconded the motion. UNANIMOUSLY APPROVED

Mr. Williams introduced the following Resolution stating the Authority, in October 1979, was informed that the Community Development Block Grant Audit that was conducted by HUD indicated there were certain deficiencies in the Authority's accounting procedures and processes and at that time we did not have an encumbrance accounting and reporting system. Until that system had been installed, there would be a moratorium placed on any additional community development funds coming to the San Francisco Housing Authority. In an effort to correct that so we will be in a position to be a recipient of those much needed funds for our operations, we engaged the services of Arthur Andersen & Company to work with us for the installation of that system. That system is now installe and functional, the Mayors Office and HUD have been provided all of the reports and documentation that was needed to remove this ban or moratorium. We are now awaiting receip of additional word from HUD and Office of Community Development. Mr. Williams expressed the staff's expectation that the ban would be lifted with the installation of this system and this particular item request the Commission authorization for us to make payment to Arthur Andersen and Company for their services.

RESOLUTION NO. 2328

RESOLUTION AUTHORIZING PAYMENT OT ARTHUR ANDERSEN
& COMPANY FOR THE DESIGN AND IMPLEMENTATION OF AN
ENCUMBRANCE ACCOUNTING AND REPORTING SYSTEM

RESOLUTION NO. 2328

RESOLUTION AUTHORIZING EXPENDITURES TO ARTHUR ANDERSEN AND COMPANY FOR THE DESIGN AND IMPLEMENTATION OF A MANUAL ENCUMBRANCE ACCOUNTING SYSTEM

* * * * * * * * * * * * * * * * * * *

WHEREAS, the Mayor's Office of Community Development authorized Peat, Marwick, Mitchell and Company to perform an audit for all Community Development Block Grant expenditures for the period ending January 31, 1970; and

WHEREAS, as a result of this audit, the Housing Authority was notified of its noncompliance with the HUD regulation relative to an encumbrance system for all Community Development Block Grant projects; and

WHEREAS, by HUD Area Office's letter dated October 18, 1979, a "freeze" was placed on all Community Development Block Grant expenditures; and

WHEREAS, in order to comply with HUD regulations relative to all Community Development Block Grant expenditures, the Housing Authority entered into a contract with Arthur Andersen and Company for the design and implementation of such an encumbrance system.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Commission herein award a contract to the firm of Arthur Andersen and Company to design and implement a manual encumbrance system for the Housing Authority at a cost not to exceed Nine Thousand Dollars ($9,000).
2. This Resolution take effect immediately.

APPROVED AS TO FORM:

____
Counsel

____
Date

Chairman Hom asked if the total amount was $9,000.00. Mr. Williams replied yes.

Commissioner Cook asked how much money is being held up by the Force of Community Development? Mr. Williams answered in the 1980 program 1.2 Million Dollars that was held up. Mr. Williams stated they will allow expenditures for what can be characterized and justified as emergency items, and there have been expenditures for items that were an emergency, but in order to lift the entire ban so as to avoid going through a case by case justification for emergencies we need this matter resolved.

Commissioner Cook asked when will this matter be resolved? Mr. Williams answered as indicated, we are awaiting word from HUD and all materials were send to HUD approximately two (2) weeks ago.

Commissioner Cook moved to adopt this Resolution.

Maura Kealey, Business Agent for local 400, addressed the Commission referring to items (b) and (i) under New Business. She stated she is not questioning the dollar amount but she has concerns and questions regarding the text of the Resolution particularing item (i). She asked that this Resolution be referred to Committee so that issues of concern to her can be addressed at length. She asked if this was in order?

Commissioner Westbrook asked if she represented the union and what does the union have to do with whom the Authority makes account/contracts with. Ms. Kealey stated she objects to the terms of the Resolution referring to difficulties and experiences because of the strike in July 1979. She was not aware there was one, and she requested an opportunity to take up with the Commissioners on a factual basis those allegations and the Commission meeting is not the appropriate place to do so.

Commissioner Westbrook asked allegations against whom? Ms. Kealey answered allegations against the labor union and expressed her wishes to go into those issues with the Commissioners at length before the Resolution was passed and adopted accepting as facts those statements contained in the Resolution.

Mr. Williams commented on Ms. Kealey's request stating it is appropriate before taking action on any New Business item that the Commission hear testimony from those persons wishing to address the Commission. Mr. Williams indicated that it is not appropriate, unless the Commission feels it is necessary to do so, that a matter be referred for further review by Committee simply because someone feels that it is necessary to refer it to a Committee. He stated matters redommended to be ferred to Committee is a matter for the Commissioners to decide and secondly on this particular resolution there is no reference whatsoever to any particular union. He stated there is reference to the undeniable that as a result of the strike certain processes came to a halt, certain procedures were not able to get taken care of because there was a strike and employees were not at work. He indicated that aspersions are not being cast on any union in any respect and that we are reporting as a factual matter that this is what happened. Mr. Williams referred to the Resolution stating there is no reference in the resolve clause which is the operative provision, of the Resolution to the strike.

Mr. Williams urged the Commission to adopt this particular resolution.

Chairman Hom stated he concurred with Mr. Williams and indicated that there is a motion on the floor to adopt the Resolution by Commissioner Cook.

Ms. Kealey asked the Commission not to pass on the factual statement referred to in the resolution and to continue the matter at the next meeting because she had some points to bring up and they are very important.

Commissioner Westbrook stated she still did not understand the point that Ms. Kealey was making. She stated if she hired a man to look into her accountability because she is not receiving "X number of dollars" and she felt that she could receive "X number of dollars" to implement a program to run an Agency, this is the Commissioners responsibility to see that those things are carried out and not the unions responsibility to come to the Commission Meetings and tell the Commission what to do. She stated if there is something else in the Resolution, a hidden agenda, please explain this to her. She stated she feels good when the public comes in and ask questions but she has concerns about someone coming in and telling the Commission how to run the Agency.

Chairman Hom reiterated that there is a motion on the floor to accept this Resolution.

This Resolution was moved for adoption by Commissioner Cook with a second motion by Commissioner San Jule. UNANIMOUSLY APPROVED

Mr. Williams introduced the following Resolution under New Business stating this Resolution authorizes the Executive Director enter into a modification of contract with Alexander Grant and Company regarding their providing certain accounting services. He stated in September of 1979 the Commission approved a Resolution awarding a contract to Alexander Grant & Company to conduct an audit that is required of the Housing Authority by the Department of Housing and Urban Development. He explained what this resolution does is to amend that contract because there had to be subsequent to approval of additional language included in the contract as a result of meetings between the Authority and HUD. This resolution will authorize the execution of that amendment.

RESOLUTION NO. 2329

RESOLUTION AUTHORIZING THE EXEUCTIVE DIRECTOR TO ENTER
INTO A MODIFICATION OF THE CONTRACT OF DECEMBER 14, 1979
WITH ALEXANDER GRANT & COMPANY TO PROVIDE ACCOUNTING SERVICES

RESOLUTION NO. 2329

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ENTER INTO A MODIFICATION OF CONTRACT OF DECEMBER 14, 1979 WITH ALEXANDER GRANT & CO. TO PROVIDE ACCOUNTING SERVICES

* *

WHEREAS, the San Francisco Housing Authority has entered into Annual Contributions Contracts with the U.S. Department of Housing and Urban Development for its Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618; and

WHEREAS, the U.S. Department of Housing and Urban Development requires that bi-annual audits be made on the accounts and records of any organization receiving such grants; and

WHEREAS, on September 27, 1979 the San Francisco Housing Authority Commissioners, by Resolution No. 2280, awarded Alexander Grant & Co. a contract to perform an audit of the San Francisco Housing Authority's Low Rent Grant No. SF-255, Section 23 Grant No. SF-268 and Section 8 Grant No. SF-618 for the period of October 1, 1977 to September 30, 1979, in the amount of $60,760; and

WHEREAS, there were unusually long negotiations between Alexander Grant & Co., the San Francisco Housing Authority and the Department of Housing and Urban Development (due principally to the non-standard wording of paragraphs 1, 3, and 7 of the Contract, which arose because of the strong possibility of an adverse, qualified, or disclaimer of opinion on the financial statements); and

WHEREAS, the length of time from the balance sheet date, September 30, 1979, to the start of final field work was approximately seven months; and

WHEREAS, the condition of the books and records, as outlined in Alexander GRant & Co. report dated January 18, 1980, has caused duplication of effort in completing their compliance testing;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. A contract amendment in the amount of $12,892 be awarded to Alexander Grant & Co. because of the additional hours incurred.

2. That the Secretary-Executive Director is authorized and directed to execute the above named contract amendment on behalf of the Housing Authority.

APPROVED AS TO FORM:

____
Counsel

DATE: ____________________

Commissioner Cook moved to adopt this Resolution with a second motion by Commissioner San Jule. UNANIMOUSLY APPROVED

Commissioner Hom introduced the next resolution regarding the budget for conventional public housing program.

RESOLUTION NO. 2330

RESOLUTION APPROVING OPERATING BUDGET FOR CONVENTIONAL PUBLIC HOUSING PROGRAM OCTOBER 1, 1980 - SEPTEMBER 1, 1981

RESOLUTION NO. 2330

* * * * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1980 TO SEPTEMBER 30, 1981 COVERING LOW RENT PROJECTS UNDER CONTRACT SF-255

* *

WHEREAS, there is attached hereto and marked Exhibit "A" the budget in summary form for low rent project operations under Contract SF-255 covering the fiscal operating period October 1, 1980 to September 30, 1981; and

WHEREAS, the Commission has reviewed the aforesaid revised budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under the provisions of the current Performance Funding System regulations. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract; and

WHEREAS, the San Francisco Housing Authority certifies that it is in compliance with Section 207 (A), Part II, of the Annual Contributions Contract, and that rents have been or will be adjusted in accordance with the HUD approved rent schedule, and

WHEREAS, pursuant to the rent schedule approved by HUD, the San Francisco Housing Authority certified that it is in compliance with the provisions of Section 860.407 of Part 860, Sub-part D of the Interim Report published September 26, 1975, in that the aggregate annual gross rent of families residing in the dwelling units for the fiscal year beginning October 1, 1980 will not be less than that amount equal to one-fifth of the sum of the "Family income", as defined in 24CFR860.403(f), of all such families.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the budget marked Exhibit "A", attached hereto, is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

____
Counsel

DATE: ____________________

Mr. Williams stated that this resolution approves the conventional public housing program budget. The Finance Committee met in two (2) sessions on July 3, 1980 and July 8, 1970 to review the budget and a number of questions were raised and they were answered by staff. Mr. Williams pointed out that this is the operating budget for the purpose of submitting to the Department of Housing and Urban development and it is expected that there will be revisions to the budget later on in the year as additional In this budget an effort will be made as a formal matter to begin the implementation of time ago instructing staff to prepare a resident employment plan and that plan is in the process of preparation, and it is being asked in this particular budget that there be eight (8) positions for persons residing in the projects of the San Francisco Housing Authority and if funds will allow in subsequent years we will include additional provisions for residents of the Sàn Francsico Housing Authority. With respect to resident employment, approximately 12-15% of our work force are residents of public housing as as part of our current employment procedures the requirements that project residents receive preference in the examination process. Mr. Williams stated that amendments are being made to the Personnel Policy and as those amendments are ratified it will include a provision giving preference in the examination process to project residents. Mr. Williams stated staff is present to answer any specific questions the Commission may have in respect to the budget.

Mrs. Cleo Wallace addressed the Commission stating she did not get the figure of residents to be employed through the new budget and asked for that figure.

Mr. Williams stated in answer to Ms. Cleo Wallace's question that the staff is recommending in this budget that there be eight (8) positions made available for resident trainees but that does not limit the number to eight (8) because current practices require that a preference be given to project residents in the examination process, and we are trying to comply with the 25% requirement of HUD. He stated that a special effort will be made with respect to these eight (8) position.

Ms. Wallace commented that she would like to see the figure increase, but for now she was pleased.

Commissioner Cook moved to adopt this Resolution with a second motion by Commissioner Brooks. UNANIMOUSLY APPROVED

Chairman Hom introduced the next resolution stating this resolution is approving operating budget for the Section 8 existing housing program October 1, 1980 - September 30, 1981.

Mr. Williams stated this is the budget regarding our leased housing operations particularly the Section 8 existing program. The operating budget for this covers 1,988 units there is a slight increase in that figure due to the phase out of the Section 23 program, and the total operating expenditures for the year is estimated to $6,000,837.00. Mr. Williams indicated this was also reviewed in the same meetings of the Finance Committee for July 3, 1980 and July 8, 1980.

RESOLUTION NO. 2331

RESOLUTION APPROVING OPERATING BUDGET FOR THE SECTION 8
EXISTING HOUSING PROGRAM OCTOBER 1, 1980 - SEPTEMBER 30, 1981

Commissioner Cook moved adoption of the budget.

Ms. Mary Wolridge asked the Commission if there is any money in this budget for tenant jobs?

Mr. Williams explained the budget approved for the conventional program is for employment throughout the Housing Authority so a resident may be employed in the Leased Housing Department, but there is no provision in the Section 8 budget for tenant employment He stated that tenants are eligible for any position anywhere within the Housing Authority under the budget provisions already adopted.

Ms. Wallace stated her concern being if there will be a provision for tenant employment in the budget of conventional housing, and requesting an increase in the budget for upgrading Section 8 and Section 8 program has more money there should be jobs involving tenants.

Mr. Williams stated most of the jobs for Section 8 program is for assistance payment to landlords and the administration budget is comparably small and it is a possibility that as we continue the Conversion there may be some slight reduction and really can't budget in this program for resident employment and training.

RESOLUTION NO. 2331

* * * * * * * * * * * *

RESOLUTION APPROVING OPERATING BUDGET FOR THE PERIOD OCTOBER 1, 1980 TO SEPTEMBER 30, 1981 COVERING SECTION 8 LEASED HOUSING UNITS UNDER CONTRACT NO. SF-618

* *

WHEREAS, there is attached hereto and marked Exhibit "A" the budget in summary form for low rent project operations under Contract SF-618 covering the fiscal operating period October 1, 1980 to September 30, 1981: and

WHEREAS, this Commission has reviewed the aforesaid budget and determines that the proposed expenditures are necessary in the efficient and economical operation of the Housing Authority for the purpose of serving low income families and that the financial plan is reasonable in that it indicates a source of funding adequate to cover all proposed expenditures and that it does not provide for Federal funding in excess of that payable under provision of HUD Notice HM75-20 (LHA) dated April 29, 1975. That all proposed rental charges and expenditures will be consistent with provisions of law and the Annual Contributions Contract.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

That the revised budget marked Exhibit "A", attached hereto, is hereby approved for submission to the HUD Area Office.

APPROVED AS TO FORM:

____

DATE: ____________________

Chairman Hom stated there is a motion on the floor by Commissioner Cook to adopt the resolution with a second by Commissioner San Jule. UNANIMOUSLY APPROVED

Chairman Hom introduced the next Resolution being the authorization of travel to the Public Housing HUD sponsored National Anti-Crime Technical Assistance Conference in Washing D.C., July 13-15, 1980.

Mr. Williams stated the San Francisco Housing Authority is a recipient under the Department of Housing and Urban Development Public Housing Urban Initiative Program in respect to Anti-Crime activities in public housing projects. He stated the North Beach Project has been selected as the project for this particular activity and we have been working with the residents for a number of months regarding this particular program. There has been a notice provided to the Housing Authority from HUD that a workshop conference will be held in Washington, D.C. on July 13 - 15, 1980 with respect to this particulr program. He stated the Authority has been asked to send representatives, as have other Housing Authorities that are participating in this program. Mr. Williams recommended that two (2) persons be authorized to attend, one being a person assigned to the Houisng Authority from the Police Department to work on the Anti-Crime Program, Mr. Will Battle, and the other person is the President of the North Beach Tenant Association, Ms. Hope Halikias, both persons are here today and the feeling is that the conference will be very beneficial for the North Beach Community as well as beneficial to the Housing Authority to receive this latest information and participate in the workshop sessions.

Ms. Hope Halikias addressed the Commission requesting to be excused from the trip to Washington but Mary Perata who is Secretary of the North Beach Tenant Association is willing to replace her. Ms. Halikias indicated that she is very capable.

Mr. Williams stated there is no objections to that.

Commissioner Westbrook asked why there is no staff or Commissioner going to this conference, because Commissioners also need to know about the Anti-Crime Conference and work along with them to bring back the information which is very pertinent because crime is not only in North Beach it is in every housing project that we have.

Mr. Williams stated under this particular program the requirements of HUD were that we make a selection from one particular project. The requirements of the program does not allow us to have Anit-Crime programs under this program throughout the Housing Authority, so it was the decision of the Commission at that time that North Beach be the project selected.

Mr. Williams stated if there is a motion to amend the Resolution to allow Commissioners to attend the conference that would be appropriate.

Commissioner Westbrook stated that her wishes is for HUD to attend the meetings and somewhere down the line before HUD begin to make suggestion or demands that they will hold discussion with the Commission so we may help to implement sometimes. She stated she is aware that the monies come from HUD. Mr. Westbrook referred to the time that it was noted that North Beach did not have any crimes being committeed, and it was not like the other project areas, ie......Hunter's Point, Western Addition, Potrero Hill. She commented on reports of crimes in the paper being in Hunters Point, but when they get ready to give maoney, Hunter's Point is always overlooked.

Commissioner San Jule commented on the Crime program is everywhere and this program was a pilot program and the Authority had a choice of having one (1) project to participate or not even get any money at all and for this reason that we finally agreed that North Beach would be the pilot. She stated it was hoped that if this program was successfull this could be extended and this could be a model to be used all over, because there was the same kind of objection raised at the time this issue came up.

RESOLUTION NO. 2332

RESOLUTION AUTHORIZING TRAVEL TO THE PUBLIC HOUSING
HUD SPONSORED NATIONAL ANTI-CRIME TECHNICAL ASSISTANCE
CONFERENCE, JULY 13-15 1980 IN WASHINGTON, D.C.

RESOLUTION NO. 2332
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RESOLUTION AUTHORIZING TRAVEL TO THE PUBLIC HOUSING HUD SPONSORED NATIONAL ANTI-CRIME TECHNICAL ASSISTANCE CONFERENCE, JULY 13-15, 1980 IN WASHINGTON, D.C.

WHEREAS, the conference features a two day session with the objective of providing each participating PHA the technical assistance needed to strengthen their programs and have program participants share their experiences and collectively launch their programs; and

WHEREAS, the sessions shall deal with pertinent issues that the Authority Anti-Crime Coordinator and a Tenant Representative are involved with in the planning and administration of our Anti-Crime program, and will allow a better understanding of dealing with the issues in a manner consistent with HUD policy and guidelines.

WHEREAS, this Commission has adopted Resolution No. 2257, ratifying approval of submission of the application for Public Housing Urban Initiatives Program / Anti-Crime funds for the North Beach housing project; and

WHEREAS, this Commission has adopted Resolution No. 2318, approving the application to the Department of Housing and Urban Development for funds to be used for physical improvements in the North Beach housing project, as part of the Public Housing Urban Initiatives Program / Anti-Crime component.

NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY COMMISSION OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Public Safety Coordinator of the PHUIP / Anti-Crime component and the President of the North Beach Tenants Association be authorized to attend this conference.

II. That the travel expenses be in conformity with the travel policy adopted on October 23, 1978.

III. That this Resolution take effect immediately.

APPROVED AS TO FORM:

COUNSEL: ______________________________

DATE: ____________________

Commissioner San Jule stated if a commissioner wished they could attend the conference. Mr. Williams stated this is correct. Commissioner San Jule made a recommendation for a Commissioner to attend the Anti-Crime Conference.

Commissioner Cook asked if there were any monies for a commissioner to attend the conference. Mr. Williams responded that we could find some monies for a commissioner to attend.

Commissioner Cook asked if there are any Commissioners present who would like to publicly state they would like to attend the conference before passing an amendment providing a commissioner to attend.

Mr. Williams stated we would need to know how many commissioners so it can be included in the amendment of the Resolution.

Commissioner San Jule recommended one (1) commissioner attend and Commissioner Westbrook second that recommendation. UNANIMOUSLY APPROVED

Commissioner Cook recommended that Commissioner Westbrook attend the Conference and Commissioner Brooks second the recommendation.

Commissioner Cook moved to adopt this Resolution authorizing travel and Commissio Fussell seconded the motion. UNANIMOUSLY APPROVED

Ms. Halikias recommended Commissioner Cook attend the conference. Commissioner Cook indicate he would check his schedule to see if it is possible for him to attend.

Chairman Hom introduced the next resolution stating this resolution is ratifying the making of certain findings and determinations with respect to proposed financing plans of a California nonprofit corporation to be formed shortly.

Mr. Williams stated this is a resolution that is before the Commission again for the second time. It is a resolution which will authorize the formation of a housing and finance development corporation for the purpose of allowing this corporation to issue bonds; section 11-B bonds for the purpose of facilitating the constuction and rehabilitatio of low income housing inthe City and County of San Francisco. At the last time this Resolution was brought to the Commission at the meeting of May 22, 1980 there was an opinion at that time by Counsel that the formation could not take place until such time there is spcific projects ready for approval. Mr. Williams stated that matter has been reviewed again and there is an opinion form the HUD Area Office Counsel that there is no requirement that there be a project as pre-condition for the establishment of the instrumentality. The Site & Design Committee held a meeting on the matter and met with staff and others on the matter and we are now recommending the adoption of this resolution.

RESOLUTION NO. 2333

RESOLUTION RATIFYING THE MAKING OF CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY

RESOLUTION NO. 2333

* * * * * * * * * * * *

RESOLUTION RATIFYING THE MAKING OF CERTAIN FINDINGS AND DETERMINATIONS WITH RESPECT TO PROPOSED FINANCING PLANS OF A CALIFORNIA NONPROFIT CORPORATION TO BE FORMED SHORTLY, AND CONSENTING TO THE DETERMINATION TO BE MADE BY THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THAT SAID CORPORATION CONSTITUTES AN INSTRUMENTALITY OF A PUBLIC HOUSING AGENCY SOLELY WITHIN THE MEANING OF SECTION 3(6) OF THE UNITED STATES HOUSING ACT OF 1937, AS AMENDED: APPROVING CERTAIN DOCUMENTS RELATING THERETO.

WHEREAS, a serious shortage of decent, safe and sanitary housing for persons and families exists in the City and County of San Francisco, California (the "County") and the San Francisco Public Housing Authority (the "Authority") desires to cause to be provided decent, safe and sanitary housing for persons and families in the County; and

WHEREAS, a California nonprofit corporation (the "Corporation") will be formed by public-spirited citizens under California laws (the "Act") to engage in or assist in carrying out (including assistance by borrowing and lending funds) the acquisition, construction or rehabilitation, and equipping of housing projects for low income persons pursuant to Section 8 of the United States Housing Act of 1937, as amended (the "Housing Act"), which may be insured pursuant to the National Housing Act of 1934, as amended; and

WHEREAS, under the Act and the Articles of Incorporation of the Corporation, the Corporation will be duly authorized to borrow money through the issuance of notes or other forms of indebtedness of the Corporation and will be duly authorized to loan the proceeds of such borrowing in order to further the public purposes for which the Corporation will be formed; and

WHEREAS, the Corporation will propose to only provide for the interim construction loan financing for the acquisition, rehabilitation or construction and equipping of housing developments designed for occupancy by persons eligible for assistance under Section 8 of the Housing Act and to be located in the City and County of San Francisco.

WHEREAS, the Owners of proposed developments have indicated that the financing of the project would be facilitated by the issuance of tax-exempt interim obligations by a "public housing agency" (or instrumentality thereof) pursuant to Section 11(b) of the Housing Act and the regulations promulgated thereunder; and

WHEREAS, in order to raise funds with which to provide the construction loan financing for the projects, the Corporation intends to issue Construction Loan Notes (FHA Insured Advances) (the "Notes") to be secured by an Indenture of Trust (the "Indenture") from the Corporation to a California bank as Trustee (the "Trustee"); and

WHEREAS, the Authority approves the general concept of (1) the Articles of Incorporation and By Laws of the Corporation, to be filed with the Secretary of State of the State of California.

WHEREAS, it is now necessary and advisable for the members of the governing body of the Authority to adopt this Resolution, as required by Regulations 24 CFR, Part 811, Subpart A of the United States Department of Housing and Urban Development ("HUD"), to enable the Corporation to proceed with financing of and the developments of low income housing projects.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE SAN FRANCISCO PUBLIC HOUSING AUTHORITY, THAT:

SECTION 1. It is hereby found and determined that the plans of the Corporation, including the Corporation's projected program and related expenditures as will be submitted to HUD pursuant to 24 CFR, Part 811, Subpart A, will tend to provide decent, safe and sanitary housing for persons and families, including persons and families eligible for assistance under Section 8 of the Housing Act.

SECTION 2. The forms of Articles of Incorporation and By Laws of the Corporation, organizational and other activities and records are hereby ratified and approved in general concept, and the Executive Director of the Authority is authorized to review and give final approval and ratification of said documents on behalf of the Authority.

SECTION 3... The Directors of the Corporation plan to have issued a Certificate of Incorporation by the Secretary of State of the State of California. The Directors of the Corporation will be authorized and directed to issue, sell and deliver Notes of said Corporation pursuant to the applicable laws of the State of California, and plan to permit the assignment and/or pledge of any security interest in the properties so acquired by said Corporation for the purpose of constructing and rehabilitating such low and moderate income housing projects and to enter into contracts for the sale of the Notes and the construction of these projects and, upon payment or defeasance of all indebtedness approved in this process, to convey title to any property rights owned by the Corporation to a public housing agency or nonprofit corporation approved by HUD.

SECTION 4. The Authority will be presented with a Resolution of the Corporation which will include provision for the issuance and sale of Notes, form of the Indenture, including the form of the Notes, form of mortgage and mortgage note, the pledge of which shall secure the Notes, the form of the Official Statement respecting the Notes, and miscellaneous materials relating to the authorization of the Notes for the projects and, in general principle, hereby approves the same and their adoption and execution and all other documents necessary and proper to carry out the purposes herein; and provided further that the Executive Director is authorized to give final approval and authorization of such documents in their final form on behalf of the Authority.

SECTION 5. It is hereby further found and determined that the issuance of the Notes to finance the projects by the Corporation pursuant to the Indenture will serve to enable the Corporation to carry out its plan and is hereby approved.

SECTION 6. The members of the governing body of the Authority hereby approve and consent to the determination to be made by HUD that the Corporation constitutes an "instrumentality" and a "public housing agency" solely within the meaning, and only for the purposes, of Section 3(6) of the Housing Act, and HUD Regulations, particularly 24 CFR, Part 811, Subpart A, for the purpose of providing the interim financing for the project. Nothing contained in this Resolution is intended, nor shall it be construed (1) to establish or create, or to authorize the establishment or creation by HUD, the Authority, or the Corporation, or otherwise, of any common law or statuatory agency relationship between the Corporation and the Authority or between the Corporation and HUD, under the laws of the State of California, (2) to create or authorize the creation of, any indebtedness, obligation or liability of the Authority or HUD of any kind whatsoever, except for obligations assumed by HUD, or (3) to authorize any development, construction or acquisition of a low rent housing project by the Authority within the meaning of Article XXXIV of the Constitution of the State of California.

SECTION 7. The Notes of the Corporation shall not constitute a debt of the Authority or the State of California or any of its political subdivisions.

SECTION 8. Upon dissolution of the Corporation, title to or other interest in any real or personal property that is owned by the Corporation at the time of dissolution shall be transferred to a public housing agency (as that term is defined by HUD in its regulations) or to another nonprofit entity as determined by the Authority and approved by HUD, to be used only for purposes approved by HUD, and the Authority agrees to designate a public housing agency or another nonprofit entity, subject to approval by HUD, to accept such title or other interest, if there is any.

SECTION 9. The Authority hereby agrees to review the Corporation's performance upon payment of the Notes if HUD so requires.

SECTION 10. The lawful acts of the Corporation, in authorizing the issuing and selling of the Notes secured by the Indenture, as well as

the projected construction financing program and projected expenditures of the Corporation, are to be reviewed by the Executive Director who is authorized to act on behalf of the Authority to approve the same.

SECTION 11. It is found and determined that all formal actions of the Authority concerning and relating to the adoption of this Resolution were adopted in an open meeting of the Authority; and that all deliberations of the Authority and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements.

SECTION 12. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 13. All prior resolutions and orders or parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed and this Resolution shall take effect from and after its passage in accordance with the laws of the State of California.

Adopted and approved this _____ day of , 1980.

Presiding Officer

Attest with the Seal of
the Authority

Clerk

Commissioner Cook moved adoption of this Resolution with a second motion by Commissioner San Jule. UNANIMOUSLY APPROVED

Chairman Hom stated this is a good instrument to be adopted.

Commissioner Westbrook addressed her concerns to the Commission and the Public stating that the Commission identify a certain project that they wished to do, but she stated that she liked the wording and if the wording is not carried out to the full extent she will sue, she stated the wording indentifies no specific project, the project could be anywhere and she accepts the Resolution on that contingency.

Mrs. Mary Rogers addressed the Commission and asked whether this Resolution would provide an opportunity to complete the units promised to the Western Addition for 20 years that she is aware of so we could use some of that money to offset the cost of developing those units.

Commissioner Cook stated since this Resolution is not specific in a specific area it could be used anywhere in the city as long as the project is brought before the this corporation and accepted and the issuance of notes is accepted by the Corporation.

Mrs. Rogers explained the reason for asking being, she did not have a copy of the Resolution and her concern is there is a taxexempt bond revenue passing in the City and County of San Francisco providing the developer will receive more than $1,000,000.00 in profit and she hoped that this commission and the City and County of San Francisco would not pass tax-exempt bonds that would put $1,000,000.00 in any developers pocket.

Mr. Williams introduced the next resolution on the agenda stating this is a resolution to implement the revised income limits for admission into conventional public housing in the City and County of San Francisco. Mr. Williams stated in 1974 the legislation mandated the changes in the income limits of persons coming into public housing, and this Authority adopted a policy resolution on the matter but there has been no specific implementation procedures. The HUD management assessment report took the Authority to task for not implementing such procedures. The Resolution is now before the Commission to revise the income limits for admission into public housing, this matter was also heard by the Site & Design Committee at the meeting of June 21, 1980 and the Committee urge the adoption of this Resolution.

RESOLUTION NO. 2334

RESOLUTION ESTABLISHING ADMINISTRATIVE PROCEDURE WITH REGARD TO INCOME LIMITS FOR CONVENTIONAL PUBLIC HOUSING PROJECTS AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

RESOLUTION NO. 2334

RESOLUTION ESTABLISHING ADMINISTRATIVE PROCEDURES WITH REGARD TO INCOME LIMITS FOR CONVENTIONAL PUBLIC HOUSING PROJECTS AS SET FORTH BY THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

WHEREAS, income limits for conventional public housing are based on 90 percent of the average Section 8 family of four; and

WHEREAS, the U.S. Department of Housing and Urban Development has mandated that the present income limits for admission to conventional public housing reflect 90 percent of the prevailing Section 8 income limits; and

WHEREAS, income limit for ocnventional public housing is based on 90 percent of the average four-person Section 8 income limit issued July 30, 1979; and

WHEREAS, this limit is adjusted for smaller and larger families by applying the required percentage factors and these limits are in terms of adjusted family income; and

WHEREAS, the income limit for very low income families are applicable to low income housing units placed under the Annual Contributions Contract after the effective date of the Housing and Community Development Act of 1974, which requires that at least 20 percent of these units serve very low income families; and

WHEREAS, the prevailing 90 percent of the Section 8 Income Limits are as follows:

FAMILY SIZE NO. OF PERSONS	VERY LOW INCOME	MAXIMUM INCOME
1	$ 7,250	$ 10,450
2	8,300	11,900
3	9,300	13,400
4	10,350	14,900
5	11,200	15,850
6	12,000	16,750
7	12,850	17,700
8 or more	13,650	18,650

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Housing Authority henceforth consider the establishment of Income Limits as an administrative procedure, and as Section 8 Income Limits are raised, so shall the Income Limits affecting Conventional Public Housing Units be raised to reflect 90 percent of the prevailing limits as set forth by the Section 8 program.

2. That this Resolution shall become effective immediately.

APPROVED AS TO FORM:

COUNSEL

DATE

Commissioner San Jule moved for adoption of this Resolution and Commissioner Cook seconded the motion. UNANIMOUSLY APPROVED

Mr. Williams introduced the next resolution stating this is a matter of modifying the contract with the Authority and Arthur Andersen & Company with respect to the implementation of a financial accounting reporting system. He stated the Commission should review the contract for additional funds that is necessary as a result of additional work that had to be done by Arthur Anderson & Company. Mr. Williams indicated that there were previous reference by someone wishing to speak on this matter and it is appropriate that you hear that person now on her concern.

Ms. Maura Kealey addressed the Commission stating she is not in anyway pressuring the Commission not to award the contract, her concern is the memo and the resolution Where allegations have been made that because of incurred staff shortage and interruptions caused by the strike, in July, 1979 as well as the strike in October and November of 1979. Point one (1) there staff shortages and this has been a big problem for the Authority but she does not accept the conclusion that the staffing shortage was due to the strike and she stated she would be very pleased at another occassion to give the Commissioners as much information on this problem. She stated one (1) key Housing Authority person, who was working with Arthur Andersen & Company did finish his part of the task early. She questioned the factual basis for this third Whereas in the Resolution and asked the Commissioners to consider striking it or postponing the decision until there is an opportunity to go into these factual situation at great lengths. She stated that she does not fully understand the Resolution and expressed her wishes to go into that more, because it is a very important point for her members.

Commissioner Fussell stated to Maura Kealey that he did not understand her concern.

Ms. Kealey stated that she represents many of the employees who are referred to in the terms of this Resolution and their concern is that the employees reputation and the hard work and good work being done by employees be recognized and appreciated and her feelings is that this is a slam that is not necessary. She indicated she would appreciate the opportunity to do some move research on this and bring some date back to the Commission.

Commissioner Fussell asked if she was suggesting that there is a hidden agenda is an attack on labor?

Ms. Kealey stated she is worried when she sees this kind of reference to a strike that did not exist, but she does not mean to suggest a hidden agenda.

Commissioner Cook asked if she was implying that a strike does not cause staffing shortages or interruptions? Ms. Kealey answered she was not implying that, her problem was the staffing shortages were not due to the strike.

Commissioner Westbrook address her problem was that we are trying to stop walk outs. Commissioner Westbrook asked if Arthur Andersen was given to much money and now this Resolution is taking it away from Arthur Andersen Company?

Mr. Williams stated this is not the intent of this Resolution and asked Mr. Dick Koertiz to address the Commission regarding this question.

Mr. Koertiz stated the original agreement with Arthur Andersen & Company was a two (2) phase contract, onw was to design the accounting system per se and the other was to design an encumbrance accounting system because the Authority did not have sufficient personnel on hand the consultants had to work extra hours on their part. The cost of the Phase I of the Contract had an overcost. This amendment is to correct the contract as it currently reads stating that Arthur Adnersen & Company woll perform certain tasks. The orginal was in the amount of $172,000.00 before the full contract we are saying that Arthur Andersen & Company performed certain work at a cost of $166,000.00. We are decreasing the contract but they did not complete the total contract because of assuming extra man hours on their part because the Authority did not have sufficient matching personnel.

RESOLUTION NO. 2335

RESOLUTION MODIFYING CONTRACT TO ARTHUR ANDERSEN & COMPANY FOR THE IMPLEMENTATION OF A FINANCIAL ACCOUNTING AND REPORTING SYSTEM

RESOLUTION NO. 2335

RESOLUTION MODIFYING CONTRACT TO ARTHUR ANDERSEN & CO. FOR THE IMPLEMENTATION OF A FINANCIAL ACCOUNTING AND REPORTING SYSTEM

* * * * * * * * * * * * * * * * *

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") by Resolution Number 2219 entered into a Contract on June 14, 1979 with the Arthur Andersen & Co.; and

WHEREAS, it is deemed advisable by the San Francisco Housing Authority and the Arthur Andersen & Company to modify the Contract in the particulars indicated in such modification; and

WHEREAS, due to staffing shortages and interruptions caused by the strike, the Authority was not able to provide sufficient staffing as required;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. Increase Arthur Andersen & Co.'s role in Phase I to compensate for the decreased involvement of the Housing Authority.

2. The contract with Arthur Andersen & Co. be modified to include the development of responsibility reporting and program reporting in Phase I of the project rather than Phase II as originally planned.

3. Suspend work on the Phase II accounts payable and encumbrance accounting system after completion of the detail design tasks outlined in the work program.

4. Increase Arthur Andersen & Co.'s role to include additional tasks as outlined in the revised work program.

5. Decrease the original contract cost from $172,000 to an amount not to exceed $166,000.

6. This resolution take effect immediately.

APPROVED AS FO FORM:

____
Counsel

DATE: ____________________

Mrs. Wallace addressed the Commission stating the Commission did approve the hiring of additional staff, and those staff persons were never hired and it is wrong to allude to the strike being the only part of it, to put a Whereas clause in it. One of the reasons for not filling the position was the price that being offered.

She asked for a report as to what Arthur Andersen & Company have done up to now. and before someone offers to give them additional dollars they need a report on what has been done.

Commissioner Westbrook stated that Arthur Andersen & Company is not getting any more money, and asked if we were in receipt of the report of the work that was done. Did we promise Arthur Andersen & Company that we would have matching employees when we contracted with them? Mr. Koertiz answered yes.

Commissioner Westbrook asked if they finished the work, and they were paid $172,000.00 for nothing.

Mr. Koertiz stated the job was completed. He continued the contract was in two (2) phases, the accounting system on EDP, that is finished and operational they incurrec additional hours on their behalf because they assumed the man hours we were suppose to furnish and because the personnel was not on hand we had to have the accounting system finished so Arthur Andersen put in extra hours and this ends up being that performed certain aspects to the contract they have completed one part of this document and we are saying we would like to have the full contract revised and amount of funds lowered.

Commissioner Westbrook stated she will not vote onthis Resolution until the Commission is acquainted with what implementations of the Resolution of Phase II will account for. She indicated she is not signing any blank checks and requested the Commission to look into that before accepting another contract.

Commissioner San Jule asked what the estimated cost would be?

Mr. Koertiz answered the extimated cost is between $80,000.00 and $100,000.00. We will at a future meetings go ahead and request that information.

Mr. Williams stated when Phase II is decided to be implemented we would come back to the Commission for ratification, and this does not commit the Commission to any expenditures of funds in Phase II. Phase II will be coming back to you like amendment to Phase I.

Commissioner Westbrook suggested going away on a week-end and learn some of these things that involves us as commissioners because down the line sometime she does not understand the terminology that is being used.

Commissioner San Jule suggested the Phase II be turned over to the Finance Committee for review and study before it is presented to the Commission.

Commissioner Cook asked for a Roll Call Vote.

Commissioner Cook moved for adoption of this Resolution and Commissioner San Jule seconded the motion.

Ms. Kealey asked if there were a Commissioner who would consider an amendment to take the Whereas clause referring to the strike.

Roll Call Vote were as follows:

AYES:		NAYES:	
	Ben L. Hom		Betty Brooks
	Preston Cook		Elouise Westbrook
	Joan Byrnes San Jule		
	Beatrice Patterson		
	James Fussell, Jr.		

This Resolution passes but will be reviewed by the Finance Committee.

11. TENANT REPRESENTATIVE REPORT:

Mrs. Westbrook recommended that the Tenant Representative Report come before the New Business, and indicated they should not be on the Agenda last because they represent the tenants.

Mr. Williams asked if Mrs. Westbrook recommendation was to change the order of the Agenda to include the Tenant Representative Report to what point.

Mr. Westbrook the Tenant Representative Report should be first on the Agenda because that is the reason the Commissioners are serving on the San Francisco Housing Authority Commission to work with the Tenants.

Mr. Williams asked if Mrs. Westbrook would the Tenant Representative Report to preceed the New Business? Commissioner Westbrook answered, yes.

Commissioner Cook raised a point of order stating the Agenda is in the By-Laws and the By-Laws would have to be changed in order for this to be done we would have to change the By-Laws by setting up a By-Laws Committee. Commissioner Westbrook replied to do so.

Mrs. Cleo Wallace reported that the San Francisco Public Housing Tenant Associatic Monday, will open 15 food centers throughout the Public Housing Projects and will serve the residents, particularly the children ages 4 through 18. She stated PHTA have been working along with staff and through the U.S. Department of Agriculture in order to do this. PHTA is one of four (4) organizations in the City that does have sponsorship and inlight of that out of the 39 staff that will be hired 37 of those staff members are residents of public housing, and she indicated that is very pleased regarding the employmen of residents. Mrs Wallace presented the Commission with a copy of the sites that will be providing the summer food program. She stated that in August PHTA will be looking to the State for additional programs on a year around program. PHTA is proceeding to carrying in their own kitchen facility because the cost that goes to the ventors agency takes up most of the money they are trying to move their staff out of the minimum wage category. Mrs. Wallace thanked Mr. Milton Reiterman along with the other staff working with him for all their help in providing the help in obtaining the chairs and tables. The centers will be opened for the publics benefits from 10:30 a.m. to 2:00 p.m. and there will be other activities on sight, so the tenants and the youths will have activities.

Mrs. Patricia Accooe addressed the Commission and the Executive Director and stated that the Potrero Hill Tenants Associations met on July 7, 1980 and it was approved by the tenants that the Urban Commission Program and asked for support from the Commission to have an office in their neighborhood for the EOC Program, and asked for approval and and letter from the Executive Director so this program can get started. She stated there will be an appointment on July 16, 1980 at 10:00 a.m.

Mr. Richard Avanzino, President of SPCA, addressed the Commission requesting the records reflect the opinion of SPCA is that this Authority has acted illegally and has deprived SPCA of due process in the Authority's action today and that SPCA has an opportunity to correct the record by passage of the agency Pet Policy accepting three (3) illegal acts on the Pet Policy and denying the public the opportunity to share those concerns with the Authority. He stated the Authority has forced SPCA into a litigation posture as opposed to a public concern policy and this is regreted and indicated this is the only course of action that the Authority has offered to the SPCA.

Mr. Williams commented to Mr. Avanzino that the Site & Design Committee met on two (2) separate meetings on this matter and Mr. Avanzino and representatives appeared and made extensive comments and submitted written recommendation regarding the Pet Policy and this satisified one (1) minimumal level of due process, secondly, the action taken by the Commission was to refer the matter to the staff for inclusion in the lease that is being drafted. Mr. Williams stated the lease as a document will come back before the Commission when it is prepared and obviously Mr. Avanzino will be given still another opportunity to come forward and voice their concerns and there is an opportunity to voice the SPCA concerns. Mr. Williams stated to Mr. Avanzino not to confuse the opportunity to be heard, which have been granted, with the fact that the Authority need to include SPCA's recommendation.

Mr. Avanzino stated they called the Housing Authority following the day of the last Commission Meeting requesting the time of this Commission Meeting and he was adviced of that. Since that time there have been four (4) separate phone calls to find out if this item would be on this Agenda and if so what is the Committee's recommendation. At 9:30 a.m. this morning we were told that there were no way to find out what the Committee's recommendation was, but SPCA has been denied the opportunity to respond to Commissioner's Westbrook suggestion to provide in writing the concerns. As far as the SPCA knew their concerns will be included in the Committees recommendation. We do what to provide full and open disclosure.

Mr. Avanzino stated that they do want to go on record with a written respond so that this Commission can review our concern along with the views of the Committee making recommendation. He stated he understands that the Committee policy says that this becomes effective July 1, 1980, and if it is not effective July 1st, then there is no problem with retroactivity but it appears that is a problem because it is applying a policy to July 1st when in fact this Commission has just applied a recommendation that will go on to another body and will come back before this Commission. The policy that he has at hand is effective July 1, 1980 and this is difficult on the subject of retroactivity. He stated they would like to discuss the dogs for the blind and stated that the State Law says that the Authority have to be able to provide housing for people that have these animals. He stated there is nothing in the policy statement only applies to number 1 or number 5, and these are the concerns that they would like to have reflected by the Commission and the reason for asking for an opportunity to discuss this issue before passing the Committee Report. He stated SPCA has been denied the opportunity to have those concerns raised and the Authority have adopted an illegal policy and SPCA will pursue every opportunity that they have to make sure that what the Authority does is legal.

Commissioner Fussell asked if Mr. Avanzino appeared before the Committee? Mr. Williams answered the he did appear at both meetings in addition to a preceeding meeting with Mr. Williams. Commissioner Fussell stated to Mr. Avanzino that final resolution of this will be directed through the negotiations lease agreement at which time Mr. Avanzino will have another opportunity to address SPCA's concerns.

Mr. Avanzino stated his concerns were that there are no minutes reflecting their concerns and no opportunity was granted to bring to the Commission attention or through letter of protest and they are asking that the Commission hear their views. He stated they were given that opportunity and he knew the Committee has decided to take a course of action different from what they believe is appropriate. His belief is that SPCA has been denied due process at this stage.

Commissioner Cook asked Mr. Avanzino how much money do they receive from San Francisco each year. Mr. Avanzino answered he did not know because there is no contract at this present time. He stated if the Board of Supervisors approved the contract for the current fiscal year it will $698,000.00. Commissioner Cook asked how many calls do the SPCA go out on per year, to go out and take of whatever the animal problem may be. Mr. Avanzino stated SPCA receive through the shelter approximately 180,000 calls and 2/3 or 3/4 are request for service. Commissioner Cook asked for a breakdown on responding of calls from tenants from the Housing Authority. Mr. Avanzino stated there is no breakdown by geographical location, but they do know the number of animals picked up by district but there is no breakdown on animals. Commissioner Cook stated that there is no way that he can provide this Commission with the information on how often service has been provided for the residents of the San Francisco Housing Authority. Mr. Avanzino stated he was in receipt of a letter of commendation from the Housing Authority for being attentiv to the request for service that were presented to the SPCA office.

Commissioner Cook asked who was this letter of commendation from?

Mr. Freidman stated that letter was from Mr. Morafka, and was presented to the Commission.

The Commission asked who is Mr. Morafka? Mr. Larry Custus answered that Mr. Morafka was the controll room operator for the San Francisco Housing Authority.

The question was raised by Commissioner Westbrook how can Mr. Morafka send out anything without the approval and authorization of the Commission.

Commissioner Cook stated this does not express the concerns of the Commission, and the Commission has been trying to work on this issue for some time and it has been a great of concern by the tenants and now SPCA is threatening the Authority with litigation And this problem is trying to be worked out as well as other issues, and Commissioner Cook stated he personally does not to be threatened with litigation, and there should be some resolve of this situation. He stated the Authority's dog and cat problem is such that we can't afford to take of these animals and obviously the SPCA is not taking care of this problem, he indicated there has to be some resolvement of this pet problem that is costing the San Francisco Housing Authority and the inconvenience that this pet problem is causing other tenants.

Mr. Avanzino stated they try to deal with the Authority and the individual tenant and the fact that the Commission have a concern have not been presented to us by Commission We have to deal with the calls that come to SPCA's attention. The SPCA have tried to do their job dutifully and not submit that we do have a pet problem in all of San Francisco

Commissioner Cook stated short of litigation how do SPCA propose to resolve this issue?

Mr. Avanzino stated he knows that the Agenda is very full and there are many concerns before the Commission, and we ask for an opportunity to address their concerns before the Committee and asked for an opportunity to address those concerns before the Commission today. We will take whatever action that is appropriate. He stated they were upset because they were not given this opportunity before adoption of this policy.

Commissioner Westbrook there issues were discussed before the Committee voted. Commissioner Westbrook referred to the lease of the Housing Authority that since the beginning there have a clause indicating there be no pets allowed in San Francisco Housing Authority Projects, and this has always been a law in our lease, and the pet issue is getting out of hand. She stated we are going back to the rules and regulations in the beginning of the lease of the San Francisco Housing Authority.

Commissioner San JUle stated she is surprised and disappointed about Mr. Avanzino threatening of legal action. She stated he appeared at both Site & Design Committee meetings and stated that SPCA would go out to the projects and work with tenants who had problems with dogs.

Mr. Williams stated that the threat of litigation should not ever deter this Commission what they think is correct and appropriate. He stated he is convenience that the Commission has preceeded correctly and if he wants to file a law suit, to let him wait in line.

A tenant addressed her concern on emergency fundings and what is necessary to qualify and the North Beach Tenants Association request bars for windows to stop robberies. She asked if this qualify as a emergency.

Mr. Williams stated yes, but the application will have to be submitted.

12. ADJOURNMENT

There being no further business this Commission was adjourned.

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7/24/80

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, JULY 24, , 1980
10:00 a.m. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * * *

1. ROLL CALL:

   Ben L. Hom Chairman
   Preston Cook, Vice-Chairman
   Joan Brynes San Jule, Commissioner
   Betty Brooks, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James Fussell, Jr., Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES

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5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    (a) Resolution - Authorizing the Executive Director to Execute an Agreement with the California Department of Forestry and Agreeing to Indemnify the San Francisco Redevelopment Agency in Connection Therewith.

    (b) Resolution - Authorizing the San Francisco Housing Authority to Implement Chapter 491 (Assembly Bill 521) Statues of 1979

    (c) Amendment to San Francisco Housing Authority and Public Housing Tenants Strike Settlement Agreement

    (d) Resolution - Authorizing the Executive Director to Enter into a Contract with Arthur Andersen and Company for the Implementation of a Computerized Encumbrance and Accounts Payable System

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

SAN FRANCISCO HOUSING AUTHORITY

July 24, 1980

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

August 14, 1980

The agenda for this meeting is missing

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Minutes

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
August 14, 1980

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the San Francisco Housing Authority, at 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, August 14, 1980.

1. ROLL CALL:

Meeting was called to order by Chairman Hom at 10:00 a.m.

Roll Call found the following members to be:

PRESENT:	Ben L. Hom, Chairman Preston Cook, Vice Chairman Joan Byrnes San Jule Betty Brooks Beatrice Patterson
ABSENT:	Elouise Westbrook James Fussell, Jr.
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director

2. VISITORS:

Christine Neal, Vice President, PHTA
M. Susan Hughes, HUD Area Office

3. APPROVAL OF AGENDA:

Commissioner San Jule moved for approval of the agenda with a second by Commissioner Cook. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Cook moved for approval of the minutes of July 24, 1980, with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams reminded the Commissioners of material previously sent regarding the Annual Meeting of the National Association of Housing and Redevelopment Officials being held in October in New York. He suggested that those Commissioners interested in attending this conference express their interest as soon as possible so that arrangement can be made. He also reminded the Commissioners that under the Authority's Travel Policy only two Commissioners are allowed to attend the conference. Mr. Williams said a resolution would be prepared which will be presented at the next Commission meeting to authorize this trip.

6. REPORT OF SECRETARY:

None.

7. COMMITTEE REPORTS:

Site and Design Committee

Commissioner San Jule, Chairman of the Site and Design Committee, reported that the Committee had met on August 13, 1980. In attendance at that meeting were Commissioner Patterson, the Executive Director and staff. She said the Committee is now ready to form and submit names for approval to HUD for the Board of Director of the San Francisco Housing Finance and Development Corporation. Commissioner San Jule said the goal and purpose of the Board of Director would be to review proposals for housing, which would benefit low and moderate income people here in San Francisco, for funding under the Section 11(b) program. Commissioner San Jule said there are presently four members selected for the Board who are: Mr. Ray Lapin, a mortgage banker and former head of FNMA; Mr. David Jenkins of the ILWU; Mr. Bill Rosso, a building developer and architect; Mr. Revels Cayton of the Economic Development Council; and Mr. Carl Williams. She said there will also be two tenants - one from senior housing and one from family housing. She felt this was a very important step in providing and financing low and moderate income housing in San Francisco. Commissioner San Jule said the Site and Design Committee is expected to meet with the group sometime in September.

By-Laws Committee

Commissioner Cook asked the members of the By-Laws Committee to meet immediately following the Commission meeting for further discussion of the proposed changes to the by-laws so that they may be submitted to the full Commission at the next Commission meeting.

8. REPORT OF COUNSEL:

None.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) AWARD OF CERTIFICATES TO HOUSING AUTHORITY POLICE

Secretary stated it was a pleasure to present the certificates to the nine officers of the San Francisco Housing Authority Police Department. He said these officers participated in a very intensive and comprehensive training program that began on June 30, 1980 and ended August 1, 1980. He said the program was designed by the staff and a great deal, if not the entire product, was done by Commander Troy Dangerfield. Mr. Williams said Commander Dangerfield did an outstanding job in preparing this particular training program. He commended the officers who participated in the program and said their participation was indicative of the fact that the officers are taking their tasks very seriously and that they are committed to providing an excellent level of service to the residents of San Francisco public housing. He said another class will be scheduled to provide the same training for the remaining officers in the Police Department. He again commended the officers for their participation in the program in addition to carrying out their regular duties.

Chairman Hom said that as Chairman of the San Francisco Housing Authority Commission, along with the entire Commission, he personally wanted to commend the staff for designing and implementing this very find comprehensive training program for the officers of the Authority's police unit. He said on behalf of the Commission he wanted to express the Commission's gratitude to the officers who completed the training academy. Commissioner Hom said by their participation in this fine program, they have shown a commitment to excellence and a willingness to provide sensitive and skiller services to the residents of San Francisco public housing. Commissioner Hom ended by saying he and the entire Commission and staff looked forward to the officers continued service and their personal commitment to the residents of the public housing community.

Mr. Williams asked Chairman Hom to join him in presenting the certificates to the officers. The officers who received certificates were: Joseph Long; J. C. Coleman, John Flentoil; Carl A. Griffin; Arthur J. Hernandez; Geroge A. Matthews; William Palmer; Michael Phelan; and Edward Shelley.

Officer Joseph Long thanked the Commission and the Executive Director for making the training possible, which was certainly needed. He said not only did they get police training but they also received valuable training regarding the Authority and the needs of it, which he felt would make them more sensitive than they have been in the past. He presented a plaque to Lt. John Richardson, who worked diligently in carrying out the program, from the first academy class, 1980. He also presented a Star to Commander Dangerfield, who was recently promoted to Sergeant in the San Francisco Police Department.

(b) APPLICATION FOR HUD SECTION 8 MODERATE REHABILITATION

Mr. Williams introduced the first resolution.

RESOLUTION NO. 2239

* * * * * * * * * *

RESOLUTION AUTHORIZING AN APPLICATION FOR THE HUD SECTION 8 MODERATE REHABILITATION PROGRAM FUNDS

* *

RESOLUTION NO. 2339

RESOLUTION AUTHORIZING AN APPLICATION FOR THE HUD SECTION 8 MODERATE REHABILITATION PROGRAM FUNDS

* *

WHEREAS, the approved Housing Assistance Plan for the City and County of San Francisco includes the need to provide additional housing for moderate, low and very low income families through a variety of programs.

WHEREAS, the San Francisco Housing Authority responded to an initial request through the Mayors Office to submit an application for 69 units to the Department of Housing and Urban Development for funds under the Section 8 Moderate Rehabilitation Program.

WHEREAS, this initial application has been approved,

NOW THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO AS FOLLOWS:

1. The Executive Director is hereby authorized to further pursue this application for the Section 8 Moderate Rehabilitation Program funds with the United States Department of Housing and Urban Development.
2. The Executive Director is hereby authorized to coordinate the application with the Bureau of Property Conservation, a Division of the San Francisco Department of Public Works, and utilize the technical and professional services of that Division as required and agreed upon.
3. Furthermore, the Executive Director is hereby authorized to perform all activities necessary and proper to affectuate this program.

APPROVED AS TO FORM:

____
Counsel

DATE:__________________________

Mr. Williams said the foregoing resolution authorizes the Authority to continue pursuing the development of the Section 8 Moderate Rehabilitation Program. He said a preliminary application was submitted to HUD on August 9, 1979 and as a result of this application an invitation was received from HUD to proceed with the program. Mr. Williams said that staff has been working with HUD, the Department of Public Works, the Property Conservation Division and the Mayor's Office of Community Development to get this program underway.

Commissioner San Jule asked if this would mean that people who owned property and are going to make it available for Section 8 residency and need minor repairs would be applying for from $1,000 to $5,000 rehabilitation loans? Mr. Williams stated yes. She also asked what the rate of interest would be? Mr. Heynneman said the interest rate would be the prevailing rate that is obtained either through the California State Housing Finance Agency or other low interest rates, such as SB99, which fluctuates from day to day. Commissioner San Jule asked where the designated area are? Mr. Heynneman said they are the Upper Ashbury, North of Market, Inner Mission, Hayes Valley and Chinatown.

Commissioner Cook moved for adoption of the resulition with a second by Commissioner San Jule. UNANIMOUSLY APPROVED.

(c) AMENDMENT NO. 47 TO ANNUAL CONTRIBUTIONS CONTRACT SF-255

Secretary introduced the following resolution.

RESOLUTION NO. 2340

* * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTION OF
AMENDMENT NO. 47 TO CONSOLIDATED ANNUAL
CONTRIBUTIONS CONTRACT NO. SF-255

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RESOLUTION NO. 2340

RESOLUTION AUTHORIZING THE EXECUTION OF AMENDMENT NO. 47 TO CONSOLIDATED ANNUAL CONTRIBUTIONS CONTRACT NO. SF-255

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MODERNIZATION PROGRAM

PROJECT NOS. CAL 1-18(2) AND CAL 1-18(5)

WHEREAS, the Housing Authority of the City and County of San Francisco (herein called the "Local Authority") entered into a Consolidated Annual Contributions Contract on August 27, 1954 (as amended) with the United States of America (herein called the "Government"); and

WHEREAS, it is deemed advisable by the San Francisco Housing Authority and the Government to amend the Consolidated Annual Contributions Contract in the particulars indicated in such Amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Amendment to the Annual Contributions Contract is hereby approved and accepted. The Chairman or Vice Chairman is hereby authorized and directed to execute three counterparts of the Amendment on behalf of the Local Authority, and the Secretary is hereby authorized to impress and attest the official seal of the San Francisco Housing Authority on each such counterpart and to forward such executed counterparts, or any of them, to the Government, together with such other documents evidencing the approval and authorizing the execution thereof as may be required by the Government.

2. The Annual Contributions Contract dated August 27, 1954 (which as amended is herein called "Contract") between the Government and the Local Authority is hereby amended to assist in financing necessary additional development work to enable the modernization of existing projects and for other purposes.

3. The purpose of Amendment No. 47 is to correct and re-state the estimated total development costs for Projects Nos. CAL 1-18(2) and CAL 1-18(5) under PHASE VIII Modernization Program.

Accordingly, the estimated total development costs, including all authorized development costs for Modernization under PHASE VIII for Project Nos. CAL 1-18(2) and CAL 1-18(5), are as follows:

Project Nos.	Estimated Total Development Cost (including all Authorized Development cost for Modernization thru PHASE VIII)
CAL 1-18(2)	$9,231,109
CAL 1-18(5)	$3,344,968.

4. Except as herein amended, the Contract dated August 27, 1954, as amended, between the parties shall remain in full force and effect.

5. This resolution shall take effect immediately.

APPROVED AS TO FORM:

____
Counsel

DATE: ________________________

Mr. Williams said that in January 1980 a resolution was adopted which approved a revision to the Phase VIII Modernization Program which allowed the Authority to divert funds to rehabilitate the elevators in the Plaza Project. The necessary documents were forwarded to HUD and they have approved this revision. As a result, the existing Annual Contributions Contract must be amended.

Commissioner Cook said he had to walk up six flights of stairs because of the elevator malfunctioning and he urged the Commissioners to adopt this resolution.

Commissioner San Jule moved for adoption of the resolution with a second by Commissioner Cook. UNANIMOUSLY APPROVED.

Captain Lawrence Gray, of the San Francisco Police Department, came forward and apologized for the absence of Acting Chief Ryan. He explained that Acting Chief Ryan had an emergency in the Ingleside District and he was sure it was a disappointment for Chief Ryan because it is always a pleasure to welcome men and women into police work. Captain Gray said he starts his 27th year on the police force and the new officers would find the work rewarding although there might be tough hours and they might have to be away from their families on weekends and holidays. He said the job is interesting and policemen are always needed.

11. TENANT REPRESENTATIVE REPORT:

None.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adjourned at 10:23 p.m.

Ben L. Hom, Chairman

Carl L. Willi

Carl L. Williams
Secretary/Executive Director

SF
H65
#1
8/28/80

SF Housing Authority

A G E N D A

* * * * * *

Regular Meeting Held:
August 28, 1980

440 Turk Street
San Francisco, California 94102

1. ROLL CALL:

Ben L. Hom, Chairman
Preston Cook, Vice-Chairman
Joan Byrnes San Jule, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James G. Fussell, Jr., Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    (a) Resolution Adopting Policies To Transfer Investment Funds To Minority Banks

    (b) Resolution Authorizing Staff Travel to New Haven Housing Authority To Inspect and Review Computerized Financial Systems and Obtain Copies of Same

    (c) Resolution Allowing the Equal Opportunity Council For Rental of Space at 799 Pacific Avenue For a Child Care Program

    (d) Resolution Rescinding Resolution No. 2314

    (e) Resolution Approving Operating Budget for the Period October 1, 1979 to September 30, 1980 Covering Low Rent Projects Under Contract SF-255

    (f) Resolution Authorizing Attendance to the NAHRO's 1980 National Convention in New York City - October 12-15, 1980

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

CARL L. WILLIAMS
Executive Director

SAN FRANCISCO HOUSING AUTHORITY

August 28, 1980

The minutes for this meeting are missing

SAN FRANCISCO HOUSING AUTHORITY

September 11, 1980

The agenda for this meeting is missing

SF
H65
#3
9/11/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
September 11, 1980

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the office of the San Francisco Housing Authority, at 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, September 11, 1980.

1. ROLL CALL:

Meeting was called to order by Chairman Hom at 10:12 a.m.

Roll call found the following members to be:

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PRESENT:
Ben L. Hom, Chairman
Preston Cook, Vice Chairman
Joan Byrnes San Jule, Commissioner
Betty Brooks, Commissioner
Beatrice Patterson, Commissioner
Elouise Wesbrook, Commissioner
James Fussell, Jr., Commissioner

ALSO PRESENT:
Carl L. Williams, Secretary/Executive Director
Connie Perry, Legal Counsel

2. VISITORS:

Christine Neal, PHTA
Lenny Herrmann, Department of Social Services

STATEMENT BY CHAIRMAN BEN HOM

Chairman Hom said that he had filed to run as a candidate for the Board of Supervisors. He said that because of his decision, Mayor Dianne Feinstein has requested his resignation as Chair and as a member of the Commission. Chairman Hom said he realized the Mayor's desire for his resignation to be in keeping with her wishes that members of the current administration resign if they seek elective office. He said even though he had been appointed for a fixed term, he fully understands and respects her perception, but at the same time he fully realizes the responsibilities and obligations of his office. Chairman Hom said when he accepted this position he promised to serve the City and County of San Francisco with all his energy as long as he is able. He said he was encouraged to run for an elective office and because he accepted this challenge it does not negate this responsibility. He said the Commission has embarked upon some new challenges at the San Francisco Housing Authority and we have been enbroiled in some controversy but he feels strong that he has an obligation to see this current situation to fruition. Chairman Hom said because of his strong feelings he had mixed emotions as to which course of action is proper. He said he has a meeting scheduled with the Mayor for next Tuesday at which time he will discuss his decision with her. He said he has shared some trying times with all the Commission and he has gained a great deal of respect for the commitment and extensive work everyone has given to this Agency. Chairman Hom said he does not know which course of action to take but in case his decision is to resign and therefore make this his final meeting, he wants to express to all the Commission his sincere thanks and gratitude for all their hard work and dedicated efforts. He said if his decision is to remain as Chair of the Commission, he pledges all his continued dedication and hard work to make San Francisco a better place to live.

Commissioner Westbrook asked Chairman Hom if he was hesitant as to whether he would or would not resign? Chairman Hom said as the Mayor had expressed her wish to Commissioners, he also understands what he should do. He reiterated that he was a meeting on Tuesday with the Mayor and that his decision would be made on Tuesday.

Commissioner Westbrook said she has enjoyed working with Chairman Hom and she felt he could do more for the Authority as a Supervisor, but if he decides to stay she thinks everyone would be just as pleased.

Commissioner San Jule said Chairman Hom had been chairman during the very trying "90-day period", which the Mayor has stipulated as the "trail by fire" of the San Francisco Housing Authority and she thinks he can take considerable pride in the fact that there has been some changes made in the Presidency. She said she has enjoyed working with him and if he becomes Supervisor, she hopes he will make public housing one of his top priorities - not only public housing housing but lack of affordable housing in San Francisco - and what he can do as a Supervisor to help that situation. She wished him well.

Chairman Hom thanked everyone for thier kind remarks and said that during the last 20 years of his life he has only been involved in one business housing and financing. He said there is nothing that will take him away from the development of good housing and affordable housing for this city.

3. APPROVAL OF AGENDA:

Commissioner San Jule moved for approval of the agenda with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved for approval of the minutes with a second by Commissioner Cook. UNANIMOUSLY APPROVED.

5. GENERAL COMMUNCIATIONS:

The Executive Director introduced the Legal Counsel for the Authority, Ms. Connie Perry, who came aboard on September 1, 1980.

Mr. Williams said he has received a call from the Mayor's Office in which they had received notification from the White House that the Authority's application for Comprehensive Modernization Program funds in Hunters Point had been approved in the amount of $5.7 million. He said an application had been submitted on June 24, 1980, for $9.8 million. Mr. Williams said that when formal notification is received from HUD a decision will have to be made as to where the funds will be allocated in the Hunters Point project.

The Executive Director also stated that the Mayor had approved the trip to Washington for two staff persons and only one Commissioner.

Chairman Hom welcomed Counsel Perry and assured her that the staff and Commission would work cooperatively with her.

6. REPORT OF SECRETARY:

Secretary said that sometime ago he had submitted the revised By-Laws to the Commission and he believes there has been sufficient input from the Commission regarding the changes in the By-Laws. He said he would like to know if there were any additional comments or suggestions so that formal adoption of the By-Laws might be scheduled for the next Commission meeting.

The Secretary also said he had previously sent by memorandum on August 21, 1980 a recommended schedule of Committee meetings. He said he would like to formalize this schedule so that staff can begin preparation for Committee meetings. Mr. Williams said the schedule is for the Finance Committee to meet on the first Monday of each month, at 4:00 p.m.; the Site and Design Committee meets on the second Monday of each month at 4:00 p.m.; the Personnel Committee meet on the third Monday of each month at 4:00 p.m.; and the Legislative Committee meet on the third Wednesday of each month at 4:00 p.m.

7. COMMITTEE REPORTS:

Site and Design Committee:

Commissioner San Jule, Chairman of the Site and Design Committee, said that the Committee has been quite busy this past month. She said at the last

meeting the Committee met on several items.

She said the Committee met on the selection of a architect for CAL 1-40 which is a rehabilitation project of nine (9) different sites totalling 38 units. Commissioner San Jule said staff had evaluated approximately 30 architects and discussed the five most experienced in rehab work. Of these, three were recommended to the Site and Design Committee. These three were Hogg and Mythen, Thomas Hsieh and Jack Young and Associates. She said they interviewed all three and the firm of Hogg and Mythen was selected, primarily because of their extensive experience in rehabilitation work. Commissioner San Jule said this firm was responsible for the rehabilitation of the Norte Dame Hospital.

Commissioner San Jule said CAL 1-41 consisted of an allocation of 28 units for new construction, 20 units for elderly and 28 units for families. She said there are two sites which are being evaluated for this project, the northeast corner of 16th and Valencia, which is the site of the old Gartland Hotel, and the northeast corner of 17th and Dolores. She said there are legal problems with the latter site which may prevent this property from being pursued at this time. Commissioner San Jule said staff has been working with the North Mission Association who insisted that a local architect be utilized for this development. Five names were submitted and of these five two were removed from the list because of their past and present involvement with the Authority and one could not be reached. The firm of Noyola and Abels was considered to be the most qualified for this project and she recommends that the Authority enter into a contract with this firm.

Commissioner San Jule said the Site and Design Committee also reviewed the Development Program for CAL 1-38, which constitutes the remaining 40 units of the original CAL 1-26 scattered site program for large families in the Western Addition. She said the Development Program is a financial feasibility study of the project which has to be submitted to HUD. The total development costs for these units is estimated to be $4,572,939 or $114,323 per unit. Commissioner San Jule said it should be remembered that these are large units, 9 three bedrooms, 20 4 bedrooms, 9 five bedrooms, and 2 six bedrooms. She said although the figure of $114,323 may be astounding, we all know that in the San Francisco Bay area this is not out of the realm of possibility. She said we should expeditiously move on this program to avoid any further decrease in the number of units.

The final item reported on by Commissioner San Jule was the selection of the Board of Directors for the San Francisco Housing Finance and Development Corporation and stated that she considers this to be a "blue ribbon" committee of experts. She stated the Board of Directors consisted of Mr. Ray Lapin, a mortgage banker, Mr. Bill Rosso, who is an architect developer, Mr. David Jenkins, a labor representative, Mr. Revels Cayton, from the EOC, Mrs. Bertha Freeman, a family representative, Mrs. Ursula Anderson, a senior citizen representative, and also Mr. Bob McCarthy, an attorney specializing in real estate law. Commissioner San Jule said the first meeting which will be an organizational meeting will be held on September 11, 1980, at 5:00 p.m. She said pursuant to concurrence from the Commission, all pertinent documentation will be forwarded to the Secretary of State, which will include the names of the Board of Directors, in order to formulate the creation of the San Francisco Housing Finance and Development Corporation. She urged approval of the Board of Directors.

Commissioner Westbrook moved to accept the Committee report with a second by Commissioner Cook. UNANIMOUSLY APPROVED.

Commissioner Westbrook moved to accept the members of the Board of Directors of the San Francisco Housing Finance and Development Corporation with a second by Commissioner Cook. UNANIMOUSLY APPROVED.

8. REPORT OF COUNSEL:

Counsel Connie Perry said she has been on staff for approximately one week and during that week has been trying to familiarize herself and attempting to identify some of the problem the departments are having. Counsel said she is in the process of revamping and revising the unlawful detainer process because

eviction procedures are not in compliance with HUD regulations. She said she hopes to have this completed by October 1, 1980. Counsel said the primary problem is getting the information on our computers in order that notices may be sent out each month without any problem. She said she had met with the Executive Director and Lois Johnson and is in the process of taking over the caseload previously handled by Ms. Johnson. Counsel Perry said there will be some cases she will not be able to handle and those will be given to outside counsel.

Commissioner Fussell asked Counsel to describe our non-compliance with eviction procedures. Counsel said that HUD requires a two-notice system in which we have to send a 14-day notice and let that period expire and then send out a 3-day notice. She said presently we only have the 14-day notice.

Commissioner San Jule suggested that Counsel attend the meeting of the San Francisco Housing Finance and Development Corporation later that day.

Commissioner Westbrook said Commissioner San Jule and the members of Site and Design Committee made a good selection of architects for the development program and she hoped that we would continue to consider all ethnic groups.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) APPROVING APPLICATION FOR $1,433,892 1980 MODERNIZATION FUNDS

RESOLUTION NO. 2347

* * * * * * * * * * *

RESOLUTION APPROVING AN APPLCIATION TO
THE DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT FOR $1,433,802 IN FISCAL
YEAR 1980 MODERNIZATION FUNDS

* *

RESOLUTION NO. 2347

* * * * * * * * * * * * *

RESOLUTION APPROVING AN APPLICATION TO THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT FOR $1,433,802 IN FISCAL YEAR 1980 MODERNIZATION FUNDS.

HOLLY COURTS, CAL 1-1	YERBA BUENA PLAZA, CAL 1-18(2)
POTRERO TERRACE, CAL 1-2	ALICE GRIFFITH, CAL 1-18(4)
BERNAL DWELLINGS, CAL 1-5	YERBA BUENA PLAZA ANNEX, CAL 1-18(5)
PING YUEN, CAL 1-15	PING YUEN NORTH, CAL 1-18(6)

* *

WHEREAS, the Department of Housing and Urban Development has invited this Authority to submit an application for Fiscal Year 1980 Modernization Funds in the amount of $1,433,802; and

WHEREAS, the Department of Housing and Urban Development has reviewed the modernization needs of the Authority, and has determined that these funds should be applied to improvements of an emergency nature affecting health and safety, and to supplement the monies already allocated for the remodeling of the three-story buildings at Alice Griffith, CAL 1-18(4); and

WHEREAS, it has been determined that the boiler systems at Holly Courts, CAL 1-1, Potrero Terrace, CAL 1-2 and Alice Griffith, CAL 1-18(4) are in critical need of complete rehabilitation; and

WHEREAS, it has also been determined that the existing roof coverings at Bernal Dwellings, CAL 1-5, Ping Yuen, CAL 1-15, Yerba Buena Plaza, CAL 1-18(2), Yerba Buena Plaza Annex, CAL 1-18(5) and Ping Yuen North, CAL 1-18(6) have deteriorated to the point that complete removal and replacement with new coverings is now required to prevent apartment roof leaks; and

WHEREAS, the Public Housing Tenants Association at their regular meeting of August 27, 1980 voted to support the request for funding to address the items noted above; and

WHEREAS, the San Francisco Housing Authority will comply with all policies, procedures and requirements, prescribed by HUD for the modernization program; and

WHEREAS, the modernization program cannot be funded from current operating funds; and

WHEREAS, the amount of modernization funds requested, represent this Authority's estimate of the cost of the modernization program described in the application; and

WHEREAS, this Authority will comply with civil rights statutes, executive orders and regulations as applicable; and

WHEREAS, the San Francisco Housing Authority has complied with HUD regulations and requirements under the Flood Disaster Protection Act of 1973 or such regulations and requirements are not applicable; and

WHEREAS, upon receipt of Modernization funding for the above noted improvements the Authority will make every effort to assure full and timely implementation of the plan; and

WHEREAS, the proposed work program meets HUD's criteria for eligible modernization funding;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commission formally approve the Program Budget, Work Program, Organization and Staffing Plan that constitutes this Modernization Application.

II. That the Executive Director be and the same is authorized to apply to the Department of Housing and Urban Development for the necessary funding to accomplish the above described needed improvements to the Holly Courts, CAL 1-1, Potrero Terrace, CAL 1-2, Bernal Dwellings, CAL 1-5, Ping Yuen, CAL 1-15, Yerba Buena Plaza, CAL 1-18(2), Alice Griffith, CAL 1-18(4), Yerba Buena Plaza Annex, CAL 1-18(5) and Ping Yuen North, CAL 1-18(6) Housing Projects.

III. That upon approval of the application for funding by the Department of Housing and Urban Development, the Executive Director be and the same hereby is authorized to take all necessary steps to implement the approved program.

IV. That this resolution becomes effective immediately.

APPROVED AS TO FORM:

____
Counsel

Mr. Williams said the Department of Housing and Urban Development annually invites housing authorities to submit applications for Modernization funds. In this particular instance we are submitting an application for $1.4 million which will be used to cover deferred maintenance items in many of our projects. The proj-cts involved are Holly Courts, Potrero Terrace, Bernal Dwelling, Ping Yuen, Yerba Buena Plaza, Alice Griffith, Yerba Beuna Plaza Annex and the Ping Yuen North. If the resolution is approved, we will then work with HUD to make certain that the full amount that we are requesting is approved. Mr. Williams said staff is present to answer any specific questions and that this item was also reviewed by the Site and Design Committee.

Commissioner Fussell asked for an explanation of the additional $283,000. Mr. Ron Atkielski, Architectural Planner, said that the Authority presently has $650,000 for Alice Griffith to rehabilitate the three-story buildings. He said there are chronic problems in this particular area; it is a highly vandalized area, a dangerous area where numerous crimes are committed. He said because of these problem the Authority has difficulty renting these units. Mr. Atkielski said the Authority plans to move the interior stairway to the exterior of the building. Tenants will then enter off the front of the building where they will be able to see their front doors and also be seen by people from the streets. Mr. Atkielski also said child care facilities will be provided and an application has been submitted for such a program. He said it would take approximately nine months to complete the project and we should be ready to begin the work in about nine months. He said an architect has already been retained and with the additional funds we can expand the scope of the work and bid documents will probably be prepared in about 4 or 5 months. Mr. Atkielski said there will be a common stairway that will enter on the exterior balcony.

Commissioner San Jule asked Commander Dangerfield if Alice Griffith was one of the high crie areas as far as vandalism is concerned. Commander stated that crime is higher than most of our other projects.

Commissioner Westbrook asked if this had been approved and if so when did it come before the Commission.

Mr. Ron Atkielski said that the 1979 Modernization funds of $650,000 was allocated to Alice Griffith to address the three story buildings and the $280,000 will be additional funds. Commissioner Westbrook said that in the future the Site and Design Committee or any other Committee should give a history of what has previously transpired so that there will be no need for questions.

Commissioner Brooks said she would like the tenants from Potrero to understand that Potrero Hill is included in this Modernization program and if it come up again for the third time and it is said there is no funds, then the residents will know who to come to. The Executive Director explained that Commissioner Brooks was referring to funds that were allocated several years ago out of the Community Development Block Grant and there was a problem in 1977 or 1978 in which there was insufficient funds to complete work that had been started, but that this is a different funding source.

Commissioner Fussell asked how many vacant units are in Alice Griffith in the three-story buildings? Mr. Dennis Guest, Director Resident Services said there were approximately 70-90 units and there has been some difficulty in renting the units. He said some units are vacant because the units have to be vacated in order to do the work on the stairway. Mr. Guest said tenants have been transferred to other parts of the Housing Authority projects over the last six months and this will continue until the last 20 or 21 families have been relocated.

Commissioner Westbrook asked if the three-story buildings are kept and the stairway have been changed, does this alleviate some of the problems and does it make a better access than before? Commander Dangerfield said when the architect looked at the three-story buildings they took into consideration the vulnerability of the buildings and the new design will reduce crime.

Commissioner San Jule said she is very much in support of Commissioner Westbrook's attitude because the Mayor has made it very clear that one of the major priorities in any of the work we do should be security and she thinks that any design in planning that is undertaken shoudl certain consider security as one of the top priorities.

Commissioner Westbrook moved for adoption of the resolution with a second by Commission Patterson. UNANIMOUSLY APPROVED.

(b) APPROVING DEVELOPMENT PROGAM FOR CAL 1-38

RESOLUTION NO. 2348

* * * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM FOR LOW-RENT PUBLIC HOUSING PROJECT, CAL 1-38, 40 LARGE FAMILY UNITS, IN THE WESTERN ADDITION, REDEVELOPMENT AREA A-2, IN SAN FRANCISCO

* *

RESOLUTION NO. 2348

* * * * * * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM FOR LOW-RENT PUBLIC HOUSING PROJECT, CAL 1-38, 40 LARGE FAMILY UNITS, IN THE WESTERN ADDITION, REDEVELOPMENT AREA A-2, IN SAN FRANCISCO.

* *

WHEREAS, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting of August 17, 1967 adopted Resolution 1563, approving certain sites in the Western Addition for the use of Public Housing Units, and

WHEREAS, lack of Federal funds prevented the construction of the units on these sites, and

WHEREAS, in ensuing years some of these sites have been returned to the San Francisco Redevelopment Agency to be offered to private developers, and

WHEREAS, the following sites are still available:

PH 2	Block 1126	lots	8,9,10	totaling	9,606	sq. ft.
PH 8	Block 683	"	23,24,25,26,27,28	"	19,663	"
PH 10	Block 774	"	11,12	"	6,270	"
PH 11	Block 779	"	24,25	"	6,694	"
PH 12	Block 779	"	11,12,12A,26,27,28	"	18,860	"
PH 16	Block 677	"	15,16,17	"	11,687	"

WHEREAS, this Authority has received encouraging statements from the HUD Area Office relative to the development of these units,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That a Development Program, dated Sept. 11, 1980, which is incorporated herein and by reference made a part hereof, in words and figures, constitute the Development Program for CAL 1-38.

II. That the Executive Director of this Authority be and he hereby is authorized to forward said Development Program in as many counterparts as may be required, together with certified copies of this Resolution to the Department of Housing and Urban Development.

III. Furthermore, that the Executive Director of this Authority be and he hereby is directed to do all things necessary and proper to pursue the development of these units towards completion.

APPROVED AS TO FORM:

____
Counsel

Date: ______________________

The Executive Director said this particular item was introduced by Commissioner San Jule as part of the Site and Design Committee report. He said this program goes back to 1969 in the Authority's efforts to get certain projects underway in the Western Addition for public housing. Mr. Williams said we now have a new program which pertains to approximately 40 family units in the Western Addition. He said we were unsuccessful in getting this developed through the Section 8 program with the California Housing Finance Agency. Following that unsuccessful effort, we had communications from HUD that they would be supportive of our efforts to get the prototype costs limiations raised so that large family units could be developed. The San Francisco Redevelopment Agency Commission has given the Authority an extension on our development rights - we have an option on the land and now we need to proceed with the Development Program. Mr. Williams said staff is present to answer any specific questions.

Commissioner San Jule asked what can be done politically to push this through before the 40 units are decreased to 20. She suggested we contact Congressmen and Senators to see that this programs goes through immediately. The Executive Director says Commissioner San Jule is correct in assessing the situation. He said we really need help in Washington, D.C. to get the prototype cost limitations increased for this particular development. Mr. Williams said it would be appropriate if in addition to the resolution some communcation from the Commission or from the Chairman to our Congressional delegation urging their support.

Commissioner Westbrook said any correspondence should go out under the name of the Chairman.

. Commissioner Cook said since this item has been around since January 1969 and it has been before the Commission a couple of dozen time at a minimum, he thinks we should try to resolve this situation someway. He said originally we were talking about 200 units and he recalls the Authority being down to 32 units, and now we are up to 40 again and 48 for a total of 88 (20 for elderly). Commissioner Cook said as far as he is concerned HUD is giving the Authority the runaround and has been for over 10 years. He said he would like to see a time frame put on this issue and it its not settled by the end of the year or if we do not have a definite commitment for funds from HUD we should discontinue the program. Commissioner Cook said the Redevelopment Agency could finance this project instead of us tying up these pieces of property. He suggests there could be a joint venture between the private sector and government. Commissioner Cook said we definitely need some type of housing on these sites but as long as we keep going back and forth with HUD on this issue we are not going to get it resolved.

Commissioner Cook motioned that a "Resolve" clause be added to the resolution as follows "RESOLVED, that the Authority have concrete evidence that this project will be funded by the end of the year with a definite commitment for funds or we discontinue the program."

The Executive Director said the agreement that the Authority has with the Redevelopment Agency for the land is good through December, 1980. He said we would have to proceed along this time frame in any eventuality and should the funding not be in place by the time of the expiration of the agreement with the Redevelopment Agency for the land, then obviously we would have to make a decision as to whether we want to ask for still another extension or pursue the route of Commissioner Cook. He said the motion is basically an innocuous one because we do have a deadline set by the Redevelopment Agency.

Commissioner San Jule said she had no objection to a time frame, however, with the runaround we have received from HUD, she says that political pressure should be put on.

The Executive Director said it is the opinion of staff of the Redevelopment Agency, developers and other that construction of 4, 5 and 6 bedrooms is not cost effective to be done by private contractors. If the policy is to maintain the commitment to provide housing for persons that require large bedroom sizes in the Western Addition, he thinks that we should not fool ourselves in assuning that it is something that can be done by the private sector. He said he believes it has been tried, there have been efforts andovertures made to private developers and they have all indicated that they could not produce these units within the rent paying ranges of the persons who would be eligible for these units.

Commissioner Westbrook said we can get this under the auspices of the Authority where we can keep the rent down. She said when private developers build housing and after a couple of years the rent goes up where the average family cannot pay. She said the is the last place that poor people can go for sanitary

and decent housing and whe will go along with this project but not with private sector development.

Commissioner Cook clarified that we have an option on the land and if we lose that option it goes back to the Redevelopment Agency whereby they will make the determination of what happens to the land. He said he want to make it clear that he wants something done with the land and the only way this program is going to work is for someone else to do as this Authority has not been successful in eleven year.

Commissioner Westbrook said the present Commission has not been given a chance and that with their know how and intelligence they may be able to come up with a plan that will be beneficial to all. She said she is not looking back she is looking forward to what the present Commission can do.

Commissioner Cook said in view of the fact that the extention on the land is concurrent with his motion, he will withdraw his motion.

Commissioner San Jule moved for adoption of the resolution with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

LETTER FROM POTRERO BOOSTERS AND MERCHANTS ASSOCIATION

Commissioner Westbrook said she received a letter from the Potrero Boosters and Merchants Association that was sent to Emma McFarland, Regional Administrator of HUD. Commissioner Westbrook said she is gravely concerned that people who live in the neighborhood and knowing that the Authority is trying to fix up the housing would skip over the Authority without consulting us.

The Executive Director said he received a copy of the letter and he asked his office to send copies to each Commissioner. He said the letter makes reference to some concerns that the Potrero Boosters Club has about public housing in that area. He said he was not at the particular meeting when this matter was discussed nor was he invited. Mr. Williams said the letter to Ms. McFarland requested a number of things, the most important item being the notion of rehabilitating vacant buildings in the projects and selling them to individuals. He said there were a number of legal reasons why this cannot be done but even if there were something that could legally be done, unless he was directed to do so by the Commission, he would not be supportive of this. Mr. Williams said every effort that is being made in Potrero is for the residents who are eligible for public housing and he would have answered the letter along those lines but the letter was not addressed tho the him.

Commissioner Westbrook said that the merchants should have written the letter to the Executive Director and all the Commissioners stating their concerns. She said the Commission and the Executive Director could meet with the Boosters to talk about the problems and make recommendations to HUD. She suggested that the Boosters be invited here to discuss their concerns.

Chairman Hom referred the matter to the Site and Design Committee.

Commissioner Brooks said the tenants do not know about the Boosters concerns. She said she would like to have copies of the letter to circulate to the tenants of Potrero so they will know and understand what they are up against.

11. TENANT REPRESENTATIVE REPORT:

Mr. George Lee said that 799 Pacific now has a child care center which will be opened on the 15th of October. He said there are still a few items remaining to be finished such as bars on the front balcony. Ron Atkielski said the bars are not in place due to the freed on Community Development funds.

Commissioner Cook recommended that the next meeting of the Commission be held at 1880 Pine Street, the residence of Commissioner Patterson. This suggestion was concurred in by the other Commissioners.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adjourned at 11:17 a.m.

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9/25/80

REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, September 25, 1980
10:00 a.m. 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

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1. ROLL CALL:

    Ben L. Hom Chairman
    Preston Cook, Vice-Chairman
    Joan Brynes San Jule, Commissioner
    Betty Brooks, Commissioner
    Beatrice Patterson, Commissioner
    Elouise Westbrook, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS:

10. NEW BUSINESS:

    (a) Resolution - Authorizing the Negotiation of Emergency Elevator Rehabilitation Work at Ping Yuen, CAL 1-15, and Yerba Buena Plaza, CAL 1-18(2)
    (b) Resolution - Selecting a Site for Development of a Senior Citizens Housing Project, CAL 1-41
    (c) Resolution - Approving a Development Program for a Low-Rent Public Housing Project for Senior Citizens on the Northeast Corner of 16th and Valencia in the City and County of San Francisco, CAL 1-41

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

CARL L. WILLIAMS,
Secretary/Executive Director

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Minutes

Regular Meeting Held:
Thursday, September 25, 1980

1880 Pine Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at 1880 Pine Street, San Francisco, California, at 10:00 a.m., Thursday, September 25, 1980.

1. ROLL CALL:

Meeting was called to order by Vice Chairman Preston Cook at 10:10 a.m.

Roll call found the following members to be:

PRESENT:	Preston Cook, Vice Chairman Joan Byrnes San Jule, Commissioner Betty Brooks, Commissioner Beatrice Patterson, Commissioner James Fussell, Jr., Commissioner
ABSENT:	Elouise Westbrook, Commissioner
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Connie Perry, Legal Counsel Milton Reiterman, Labor Negotiator

2. VISITORS:

James Allen
Susan Wilson-Hughes, HUD
Bobbie Jean Sanders, PHTA
Thelma Kavanagh, President, 350 Ellis Tenants Association
Louisa Finn, HUD
George Lee, Ping Yuen Tenants Association
Mary Wolridge, PHTA
Edna Mae Lewis, President, 1880 Pine Tenants Association
Eva Mae Williams, PHTA
Leah Stewart, 491 - 31st Avenue
Mary Lou McAllister, Citywide Council
Geraldine Mitchell, 350 Ellis
Patricia Accooe, Potrero Hill Tenants Association
Maybelline Hubbard, Potrero Hill Tenants Association

3. APPROVAL OF AGENDA:

Due to the resignation of Chairman Ben Hom, Commissioner San Jule moved to amend the agenda making the first item under "New Business" the "Election of a Chairman". Seconded by Commissioner Brooks. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved to approve the minutes of September 11, 1980 with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

Commissioner Brooks stated she would like it clarified that Mrs. Bertha Freeman, who is a member of the Board of Directors of the San Fancisco Housing Finance and Development Corporation, is not a tenant representative as was printed in the newspapers.

5. GENERAL COMMUNICATIONS:

Mr. Williams said he has received a copy of Mr. Ben Hom's resignation as submitted to the Mayor. He said the Mayor has accepted Mr. Hom's resignation and a copy will be forwarded to each Commissioner.

6. REPORT OF SECRETARY:

Secretary asked the Commissioners to note on their calendars that on October 2, 1980 from 12:00 to 3:00 p.m., the Authority will be having an open house inspection program of the new units that have been rehabilitated in the Hunters Point area. He said a number of city officials will be invited to participate in the program. Secretary said the residents of the area have been working with staff and he would certainly like the Commissioners present if possible.

7. COMMITTEE REPORTS:

Commissioner San Jule said the Site and Design Committee met on 9/24/80 and all members were present. The first item of business was the work required on the elevators at Ping Yuen and Plaza developments. She said in order to reduce implementation by ten weeks the Executive Director recommended the Commission declare an emergency for this work. This would authorize staff to negotiate the work to be done rather than having it go out to public bid to which the Commission has agreed. Commissioner San Jule said that in consultation with the HUD Area Office and the Authority Counsel it was found to be more appropriate that the recommendation by the Executive Director be approved by resolution rather than a motion. The item on the agenda formalizes the earlier action of the Commission and has the approval of the Site and Design Committee.

Commissioner San Jule reported on the second item. She said staff presented schematic drawings and preliminary cost estimates for the CAL 1-41 housing project for senior citizens. She said this proposal consists of nine studios; nine one bedrooms; three one bedrooms for handicapped; and a two bedroom for the Assistant Resident Manager for a total of twenty-two units. She said the building will be carefully designed to reflect the character of the neighborhood and its lifestyle. Included in this proposal was a solar heating system for hot water. She said she is not sure if HUD will fund this system, but if not staff will evaluate various alternate funding sources. Commissioner San Jule said the estimated cost of the total development of the project is $2,400,000 or $109,000 per unit. She said she is very impressed with the plans drawn up by the architects and the project is very much in keeping with the neighborhood and has some very innovative amenities such as a center courtyard which is most attractive and she is hoping that this project will materialize. She said the two resolutions that are before the Commission deal with the site and approves the development program which will be forwarded to HUD. Commissioner San Jule said the Site and Design Committee recommends approval of both resolutions.

Commissioner Brooks moved for approval of the report with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

8. REPORT OF COUNSEL:

Counsel Perry reported that she is working on a revision to the By-Laws which she hopes will be presented at the next regularly scheduled meeting of the Commission. She also said she has been in contact with Lois Johnson and has received all cases that Ms. Johnson had. Counsel said she is also working with the San Francisco Housing Finance and Development Corporation on their incorporation and she expects this will be done within the next few weeks.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) ELECTION OF CHAIRMAN

Commissioner San Jule recommends that Preston Cook be the Chairman of the Commission with a second by Commissioner Brooks. UNANIMOUSLY ACCEPTED.

Commissioner Cook said he did not prepared any remarks and he is not one for long speeches, but what we have to do with the Authority is more action and not words which has always been his philosophy and will continue to be. Chairman Cook said that since there is a vacancy in the Vice Chairmanship he would like to nominate Commissioner Betty Brooks which was seconded by Commissioner San Jule. UNANIMOUSLY ACCEPTED.

(b) AUTHORIZING NEGOTIATION FOR EMERGENCY ELEVATOR WORK

RESOLUTION NO. 2349

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE NEGOTIATION OF EMERGENCY ELEVATOR REHABILITATION WORK AT PING YUEN, CAL 1-15, AND YERBA BUENA PLAZA, CAL 1-18(2)

* *

RESOLUTION. 2349

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE NEGOTIATION OF EMERGENCY ELEVATOR REHABILITATION WORK AT PING YUEN, CAL 1-15, AND YERBA BUENA PLAZA, CAL 1-18(2).

* *

WHEREAS, after a detailed discussion of the serious problems at the Ping Yuen, CAL 1-15, and the Yerba Buena Plaza, CAL 1-18(2) housing projects, the Commission of the Housing Authority of the City and County of San Francisco at its regular meeting of March 27, 1980, declared a state of emergency at both housing projects; and

WHEREAS, the poor condition of the elevators at both projects was a major justification in declaring a state of emergency; and

WHEREAS, the Mayors Office of Community Development has allocated Community Development Block Grant funds for the rehabilitation of the four elevators at the Ping Yuen Housing Projects; and

WHEREAS, the Department of Housing and Urban Development has allocated Modernization Funds for the rehabilitation of the eleven elevators at the Yerba Buena Plaza Housing Projects; and

WHEREAS, the Authority's consulting elevator engineers have completed the technical specifications for the elevator rehabilitation work at both projects; and

WHEREAS, in order to have these elevator improvements installed as quickly as possible; and

WHEREAS, eight to ten weeks of time can be saved by negotiating contracts for these improvements;

NOW, THEREFORE BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Commission authorizes the waiving of competitive bidding due to the serious urgency of this problem and authorize staff to negotiate with competent contractors for the installation of these elevator improvements.

II. That the Executive Director is hereby authorized to execute all contract documents for these elevator improvements.

Mr. Williams said the foregoing resolution give the Executive Director authorization to negotiate the elevator repair work at Ping Yuen and the Yerba Buena Plaza projects. He said the Authority has had continuing breakdowns in these two developments. Mr. Williams said that funds are presently available to undertake these repairs and rehabilitation work. He said it will take some time in terms of actually getting the contract underway and the Authority is looking at every possible way to abbreviate this process and one of the ways is to negotiate rather than go through the competitive bidding process. He said this negotiation process will save the Authority at least 8 or 9 weeks on the entire schedule. He also said that this has been discussed with the Area Office of HUD and as indicated in Commissioner San Jule's report HUD prefers that this matter be in the form of a resolution to avoid any possible legal complications.

Commissioner San Jule moved for adoption of the resolution with a second by Commissioner Patterson. UNANIMOUSLY APPROVED.

(c) SELECTION OF SITE FOR A SENIOR CITIZENS HOUSING PROJECT

RESOLUTION NO. 2350

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RESOLUTION SELECTING A SITE FOR DEVELOPMENT OF A
SENIOR CITIZENS HOUSNG PROJECT, CAL 1-41

* *

RESOLUTION NO. 2350

* * * * * * * * * * * * *

RESOLUTION SELECTING A SITE FOR DEVELOPMENT OF A SENIOR CITIZENS HOUSING PROJECT, CAL 1-41.

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WHEREAS, this Authority proposes to construct a low-rent Housing Project on the North East corner of 16th and Valencia, Assessor's Block 3554, lot 16 in the City and County of San Francisco, California, and

WHEREAS, the Site and Design Committee inspected subject location on September 12, 1979 and found it to be appropriate for Elderly housing units,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the San Francisco Housing Authority Commisssion approves the Site on the North East corner of 16th and Valencia, Assessor's Block 3554, lot 16 in the City and County of San Francisco, for a Senior Citizens Housing Development and

II. That this Resolution is subject to the approval of the Department of Housing and Urban Development and the approval of the Site by the Board of Supervisors of the City and County of San Francisco, and.

III. That the Executive Director be and he hereby is authorized and directed to do all things necessary and proper to obtain approval of the Department of Housing and Urban Development and the Board of Supervisors of the City and County of San Francisco for the development of this Senior Citizens Project.

IV. That staff is to pursue, for this project, management and maintenance delivery systems other than those services generally provided by this Authority. Such new management and maintenance system shall be approved by the Department of Housing and Urban Development before implementation of such system.

Mr. Williams said the Authority is involved in a number of efforts to get new developments underway. The foregoing resolution is for a senior citizens project, CAL 1-41, which the Authority has been working on and approval of the resolution is a formal matter of approving the particular site. He said the project is sometimes away from actual approval which means the matter will be before the Commission again in several other forms. Mr. Williams said staff was present to answer any questions.

Commissioner San Jule moved for adoption of the resolution with a second by Commissioner Brooks.

Commissioner Cook moved to amend the resolution - "That this senior project shall have an alternative management system instituted, a management corporation. It can be either a tenant management corporation or private management company that can be contracted out to manage this project." For further clarification Commissioner Cook said tenant management corporations have been instituted at a few public housing authorities around the country and from what he has read about them they are successful. He said it is a good system of allowing tenants to manage their own affairs and have more control over their own units and buildings. Commissioner Cook said it is an excellent alternative to what has been going on here at the Authority in the past. He said he feels that at present the Authority cannot manage additonal units.

Commissioner San Jule said she did not have any objection to tenant management, but she thinks that this should be given considerable study and turned over to the Site and Design Committee. Commissioner Cook agreed and also said he had documents on how to establish a tenant management corporation which will be given to the Site and Design Committee.

The Executive Director asked if the amendment also included maintenance as well as management. Commissioner Cook said yes.

Commissioner San Jule seconded Commissioner Cook's amendment. UNANIMOUSLY APPROVED.

Commissioner San Jule moved for approval of the resolution as amended with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

(d) APPROVING A DEVELOPMENT PROGRAM FOR LOW RENT PUBLIC HOUSING PROJECT FOR SENIOR CITIZENS

RESOLUTION NO. 2351

* * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM
FOR A LOW-RENT PUBLIC HOUSING PROJECT FOR
SENIOR CITIZENS ON THE NORTH EAST CORNER
OF 16th AND VALENCIA IN THE CITY AND COUNTY OF
SAN FRANCISCO, CAL 1-41

* *

RESOLUTION NO. 2351

* * * * * * * * * * * *

RESOLUTION APPROVING A DEVELOPMENT PROGRAM FOR A LOW-RENT PUBLIC HOUSING PROJECT FOR SENIOR CITIZENS ON THE NORTH EAST CORNER OF 16th AND VALENCIA IN THE CITY AND COUNTY OF SAN FRANCISCO, CAL 1-41.

****

WHEREAS, the Commission of the Housing Authority of the city and County of San Francisco at its regular meeting of September 25, 1980, approving the Site located at the North East corner of 16th and Valencia, Assessor's Block 3554, lot 16 in the City and County of San Francisco for the Development of a Senior Citizens Housing Project.

WHEREAS, the Development program has been prepared.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

I. That the Development Program dated September 25, 1980, which is incorporated herein and by reference made a part hereof, in words and figures, constitute the Development Program for CAL 1-41.

II. That the Executive Director of this Authority be and he hereby is authorized to forward said Development Program in as many counterparts as may be required, together with certified copies of this Resolution to the Department of Housing and Urban Development.

III. Furthermore, that the Executive Director of this Authority be and he hereby is directed to do all things necessary and proper to pursue the development of these units towards completion.

IV. That staff is to pursue, for this project, management and maintenance delivery systems other than those services generally provided by this Authority. Such new management and maintenance system shall be approved by the Department of Housing and Urban Development before implementation of such system.

Mr. Williams said the foregoing resolution is a companion resolution to the one previously adopted except this seeks the approval for the submission to HUD of a Development Program. He also said the amendment would also be applicable to this resolution. Mr. Williams said the amendment obviously would be subject to approval by HUD.

Commissioner San Jule moved for approval of the resolution with a second by Commissioner Patterson. UNANIMOUSLY APPROVED.

Commissioner Cook asked if the Board of Supervisors needed to concur or approve this plan. Mr. Heynneman explained that the Board of Supervisors approval pertained only to the site as it would have to taken off the tax rolls.

Commissioner San Jule added that this project also has tremendous community-based support.

11. TENANT REPRESENTATIVE REPORT: -

Mr. James Allen spoke on behalf of Mrs. Anna Tomaso. He said she is an 88-year old lady who cannot use public transportation. Mr. Allen said that on Juen 14, 1980, Mrs. Tomaso was given notification that an apartment was available and on June 20, she completed all paperwork and was told that as soon as the apartment was cleaned she would be able to move in. He said Mrs. Tomaso still has not moved into the apartment and has telephoned numerous time and is always told to come back or they will let her know when the apartment is ready. Mr. Allen said the apartment in question is at 1880 Pine and to his knowledge the apartment is still empty.

Mr. Williams asked if there was any reason given to Mrs. Tomaso and Mr. Allen said no, but he knew the apartment had to be painted and new draperies installed. Mr. Allen gave Mr. Williams information pertaining to Mrs. Tomaso. Mr. Williams said he would certainly look into the matter to find out what is causing the delay and would be in touch with he and Mrs. Tomaso.

Chairman Cook asked for a show of the residents who lived in the building at 1880 Pine and asked if they had any statements to make.

Mrs. Edna Mae Lewis said she enjoyed the meeting and learned a lot. She said she had never been to a Commission meeting and thanked the Commission for coming to the building.

Commissioner San Jule said she was very concerned about the number of vacant and boarded up uhits. She asked Mr. Larry Custus, Director of Maintenance, if he knoew how many units were pub back on the rent rolls and also stated she would like to have a report at least once a month as to how many units are back on the rolls. She said this is one of the most important problems facing us and it is incumbent upon the Authority to get the units back on the rolls as quickly as possible. Commissioner San Jule suggested that if the work is so tremendous then we have to develop new ways to get these units fixed up and back on the rent rolls. She said she thinks it is a crime to keep these units boarded up when there are so many people on the waiting list and poor people suffer the most.

Mr. Larry Custus said he did not have these exact number of vacant units at hand, but stated that our major resources have been used in the Potrero and Plaza areas. He said the Authority has spent approximately $550,000 over the past year making units available in the Plaza then losing these units to vandalism. Mr. Custus said the same is true in the Potrero but the amount of money is not as extensive. He said he has been collecting pircutes of the fandalism which will be reported to the Executive Director with narrative indicating that when the units are 90% complete vandals will completely destroy these units. Mr. Custus said we have been concentrating our efforts on trying to better secure the units as the repair work is being done. Unfortunately, senior citizens activities suffer because there is an expanding workload without corresponding expanding workforce, and as a consequence the place that gets the least political attention suffers. Mr. Custus said 50% of the workforce is either in the Plaza or the Potrero, fighting battles of vandalism.

Commissioner San Jule asked if it was usually true that the units in senior buildings needed less maintenance and that all they really needed was painting. She said we could get people to paint for free and that there are many organizations in this city that could be mobilized to do things such as this. Mr. Custus said generally the units needed to be painted and new drapes and carpets installed. He said there is also a serious stove problem whereby we can no longer get countertop stoves. As a consequence the kitchens have to be remodeled. Mr. Custus said part of the problem is getting parts for stoves that are now obsolete.

Mr. Custus said we are concerned about the seniors but he deferred to Mr. Milton Reiterman on the labor problem to see if there were any serious consequence in bringing in outside labor. He said he would begin issuing a report through the Executive Director on the number of units we have under development, units that are vacant and any other information relative to those units as well as the cost of the units that are vandalized and how it delays the program from the standpoint of getting units back on the rent rolls.

Commissioner Fussell asked what the status of the report was to the Executive Director. Mr. Custus said he has pictures and he is now trying to get the narrative written which also includes the tenant stove problem and encompasses the roach problem. He said they have found that part of the roach population is encased in stoves and staff is now trying to get another decontamination chamber such as they have to referigerators to that the stoves may be properly exterminated. Mr. Custus said what is occurring is that when the stoves are removed from a roach infested unit, it is cleaned and painted then put into another unit thus causing the roaches to spread.

Commissioner Patterson asked if these stoves and refrigerators were under Sears to which Mr. Custus said not all of them were. He said there are others which are no longer manufactured and parts are no longer available. He also explained that it costs $305 to cannabalize a stove and $220 to rebuild a stove. He said we are now in the process of trying to purchase a better quality stove which is energy efficient and at the same time meet out needs. The most serious senior problem is that the cabinets have to be cut out to install floor model stoves as opposed to countertops. Commissioner Patterson inquired about the fins in the building. Mr. Custus said we have plans to have a contractor come in to service the roof ventilating fans as well as the hearing ventilation. He said they are now trying to get the contraxt established so that roof vents may be refurbished, hopefully before the distress season occurs.

Commissioner San Jule said if these stoves are workable even though all these problems exists would it not be better to put a senior in one of units if its painted and cleaned and when the stove is fixed or we have the funds for a new stove the kitchens can be remodeled. Mr. Custus said they do try to do this whenever possible. He said they try to make the units available for both the senior and family units. Mr. Custus said sometime units are rented with minor deficiencies because of delays in getting parts and materials. He said his staff try to make return calls within 10 days, but again the workforce is consumed in the Plaza and it makes it very difficult to meet the needs of those tenants in places like senior units because the units in the Plaza and Potrero have to be turned over as quickly as possible in order not to lose the value of the work already installed.

Commissioner San Jule said she recognizes that this is a tremendous problem however she knows that the units in the senior projects are basically in much better shape than some of the other units and therefore there has to be a way to get these senior projects back on the rent rolls.

Mr. Custus said he recommends an increase in the budget and expansion of the workforce and an increase in management supervision would certainly give the seniors the kind of service they desire. He said the condition of the 1880 Pine Street building shows the type of work the Authority is capable of doing but they need some relief on one end or the other. He said he was encouraged by the resolution which added maintenance to the contracting to the senior building because the workforce is streched to the outer limits. He said we would be most appreciative if those that can make funds available would do so. Mr. Custus said he would certainly try to get additional units for senior but it would certainly jeopardize the progress of the work in the family units because of threat of vandalism.

Mrs. Florence Case of 1880 Pine said she has been living in this building for 4 years. She said there is an accumulation of dust in the vent and if a hot wire touched one of those vents it would act like an explosion.

She said she has called the Fire Department and was told that they have tried to get the Authority to let the Fire Department clean the vents, but the Authority has refused says it costs approximately $350 per year.

Mr. Custus said we are subjected to the rules of the Fire Department, they issue on a periodic basis reports on the condition of our buildings. He said we respond based on their report. Mr. Custus said he recognizes the ventilation system in this building is in need of service and it is not a question of money. He said it is a question of getting the appropriate process executed to allow us to get a contractor into the building to make the repair. Mr. Custus said this process has been started and we are waiting for the name of the contractor.

Commissioner Brooks said the Commission recognizes and understand Ms. Case's concerns and the problem is being worked out and promised that it would be taken care of shortly.

Mrs. Bobbie Sanders of PHTA said pressure is put on Mr. Custus regarding senior buildings. She said not only the senior buildings but family buildings need repairs. Ms. Sanders said some of the Commissioners should get out and ride aroudn the projects to see for themselves to see the vandalism. She said the men do the work and before the day is over what was done is destroyed. She said Mr. Custus cannot do the job by himself and if there is insufficient staff the Commission should get him more help. Mrs. Sanders said since she is now working for PHTA she sees what Mr. Custus has to go through. She said the Commissioner should get with the Mayor and get more help. She also said the tenants should get together to stop the vandalism.

Commissioner Cook said he does not think anyone is down of Mr. Custus and he feels Mr. Custus has been doing an excellent job.

Mr. Williams said we have allocated a significant amount of staff time as well as resources in the Plaza projects. He said there is a comprehensive effort underway in our continuing efforts in the Plaza. Mr. Williams said a concerted effort is underway to get the vacant units repaired, but Mr. Custus is absolutely right regarding vandalism. He said a report has been given to the Mayor on the problem of vandalism and she has indicated she wants to call a meeting of the Authority as well as Police Department to try to deal with the problem in the Plaza as well as throughout the Western Addition area. There is a tremendous amount of vandalism and security problems in this area, not all of which are in public housing. Mr. Williams said there are a number of low-income developments in the area that are plagued with some of the same problems that the Authority is facing in the Plaza. Vandalism is an issue of growing significance and the Authority does not have enough manpower to person-power to secure all the units. Mr. Williams said he feels Mrs. Sanders is correct in saying that the tenants are going to have to come forward and be more helpful to the Authority. He said there are no ready answers, we need work sessions with the Mayor's Office and the Police Department regarding what can be done. Mr. Williams said over $500,000 has been spent over the last year in the Plaza area and there are still problems. He said arrests are being made and whenever we have a tenant of public housing who has been found vandalizing our units we will proceed immediately with eviction. He said we plan to do this consistently throughout all developments. Mr. Williams said the Authority plans to move agressively in this effort but it will take some time to totally solve the problem.

Commissioner Brooks said with the help of the Executive Director and Mr. Custus there will be a "hot line" in Potrero Hill. She said they realize that vandalism is out of hand and we need and ask for tenant input and support and has been assured by the tenants of Potrero and other areas of their support. Commissioner Brooks said regardless of how much money or staff we have, without the cooperation of the tenants the job is still zero. She and the tenants have agreed to man the line and all concerns and conplaints will be kept confidential and will definitely be action upon. Commissioner Brooks said a telephone will be installed and she will assist other communities in any manner in anything they want to do positively to help bring this problem under control. She said she does not have the number as yet but by the next Commission meeting she will have all information available to anyone wanting it.

Mr. George Lee of Ping Yuen asked about the status of Community Development funds. Mr. Williams explained that as yet we still have not received a letter from HUD regarding the lifting of the ban on CD funds. He said all information requested by HUD has been provided and we are awaiting a response.

Commissioner Brooks thanked Commissioner Patterson and the seniors for inviting the Commissioners to 1880 Pine. She said it was a beautiful building and the atmosphere is fantastic and the hospitality is just marvelous.

Commissioner Patterson introduced Mrs. Edna Mae Lewis who is the President of the Tenants Association at 1880 Pine.

Mr. George Lee asked about the Pet Policy and what has happened to it. Mr. Williams explained that discussions on the pet policy has taken place with PHTA. He said the pet policy is contained in the new lease and it is his understanding that the policy has been basically approved with PHTA and will soon be coming before the Commission for action. Mr. Williams said that present tenants who are in compliance with the provisions of the lease may keep their pets.

Mr. George Lee said the rules was not being enforced because he knows people who have pets above the second floor.

Mr. Dennis Guest, Director of Resident Services, said that Mr. Lee is referring to the Ping Yuen area. He said he knows that Mrs. Helen Louie has been trying to enforce the pet policy and has given out several violations. He said one of these tenants has filed a grievance and the other is in court.

There were numerous other questions and concerns regarding the keeping of pets. It was suggested that anyone having knowledge of tenants having pets and being in violation of the pet policy they should report it to the appropriate staff.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adjourned at 11:15 a.m.

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY
COMMISSION WILL BE HELD ON THURSDAY, OCTOBER 9, 1980
10:00 a.m., 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

* * * * * * * * * * * * * * * *

1. ROLL CALL:

   Preston Cook, Chairman
   Betty Brooks, Vice Chairman
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James Fussell, Jr., Commissioner

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2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

7. COMMITTEE REPORT:

8. REPORT OF COUNSEL:

9. UNFINISHED BUSINESS

10. NEW BUSINESS:

    (a) Resolution - Authorizing the Executive Director to Execute Various Agreements with Unions that Represent Employees at the Authority.

    (b) Resolution - Adopting By-Laws as Amended.

    (c) Report from Staff on Current Efforts to Improve Conditions in the Plaza Developments.

11. TENANT REPRESENTATIVE REPORT:

12. ADJOURNMENT:

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10/9/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
October 8, 1980
(should be October 9, 1980)

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices ofthe San Francisco Housing Authority, at 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, October 8, 1980. (should be October 9, 1980)

1. ROLL CALL:

Meeting was called to order by Chairman Preston Cook at 10:07 a.m.

Roll call found the following members to be:

PRESENT:	Preston Cook, Chairman Betty Brooks, Vice Chairman Joan Byrnes San Jule, Commissioner Beatrice Patterson, Commissioner Elouise Westbrook, Commissioner
ABSENT:	James Fussell, Jr., Commissioner
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Connie M. Perry, Legal Counsel Milton Reiterman, Labor Negotiator

2. VISITORS:

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Betsy Raymond, HUD Central Office
Richard Nark, HUD Area Office
Dan Opperman, HUD Area Office
Louisa Finn
Lillian Phillips, PHTA
Marsha Peterzell, Work Improvement Program, Local 400
Eva Mae Williams, PHTA
Mary Wolridge, PHTA
Morris Evenson, Painters, Local 4
Harvey Drake, President, Local Union No. 4
George Evankovich, Laborers Union
Dan Flores, Local 261, Laborers
John Walsh, Union Local No. 6
Cleo Wallace, PHTA
Carl Haeberly, KGO Radio
Susan Wilson-Hughes, HUD Area Office
Joe Mazzola, Plumbers Union
Lenny Herrmann, Department of Social Services
Maura Kealey, Business Rep., Local 400

3. APPROVAL OF AGENDA:

Commissioner San Jule moved for approval of the agenda with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved for approval of the minutes with a second by Commissioner Brooks, UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

Mr. Williams said he had a copy of a letter dated 9/25/80, from Mr. Henry Dishroom, Area Manager of HUD, addressed to Jim Johnson, Director of the Office of Community Development, wherein the Authority has been cleared of all audit exceptions that have held up the implementation of the Authority's Community Development Block Grant program. He said this is the last impediment in the implementation of the CDBG. Mr. Williams said a meeting has been scheduled with the HUD Auditors and the Community Development staff to develop procedures to assure that past problems will not be repeated.

Mr. Williams also said he had received a letter from the Mayor dated October 8, 1980, commending the Authority on finalizing its various union agreements. This matter is also an item on today's agenda. The Mayor's letter has been entered into the official Authority record.

Mr. Williams said at the last meeting, Mr. James Allen came before the Commission requesting assistance in finding a unit at the 1880 Pine Street development. He said that he has since received a letter from Mr. Allen indicating that the issue has been resolved and that he was appreciative of the staff's efforts and assistance in obtaining the unit.

6. REPORT OF SECRETARY:

Mr. Williams said he did not have a report, however, staff would be reporting on our efforts ot improve conditions in the Plaza under "New Business".

7. COMMITTEE REPORTS:

None.

8. REPORT OF COUNSEL:

Counsel Perry said she has filed papers with the State for the incorporation of the San Francisco Housing Finance and Development Corporation and that she is now in the process of obtaining an exempt status. She said she would be meeting with the HUD Office to obtain the necessary information because it may be possible that the Authority may not have to apply for a Federal exemption, but merely apply for the State exemption. She said the Federal exemption would take from 6 weeks to 4 months, and it takes only 45 days for the State exemption.

Commissioner Westbrook asked if the By-Laws included more than one section of the City. Chairman Cook said technically it did not have to be included, as this program is for the City and County of San Francisco and does not designate any particular site.

9. UNFINISHED BUSINESS:

None.

10. NEW BUSINESS:

(a) AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE VARIOUS AGREEMENTS WITH UNIONS

RESOLUTION NO. 2352

RESOLUTION NO. 2352

* * * * * * * * * * *

RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE VARIOUS AGREEMENTS WITH UNIONS THAT REPRESENT EMPLOYEES AT THE AUTHORITY

* *

WHEREAS, this Authority and Executive Director, Carl Williams, have authorized Milton F. Reiterman, Chief Negotiator, Labor Relations, to enter into collective bargaining with unions representing employees at the Authority; and

WHEREAS, the Authority in the interest of strentghening and improving employee relations with its employees; and

WHEREAS, the Authority's labor representative has reached agreements through the collective bargaining process; and

WHEREAS, these agreements will provide a basis for action for improving both the work life or our employees and services to our tenants.

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Commission approve the contracts with the unions listed below:

Bay Counties District Council of Carpenters	Local #22 Local #483 Local #2164
Carpet, Linoleum and Soft Tile Workers	Local #1235
Glaziers, Metal and Glass Workers Union	Local #718
International Brotherhood of Electrical Workers	Local #6
International Brotherhood of Painters and Allied Trades	Local #4
Laborers' International Union of North America	Local #261
United Association of Journeymen and Apprentices Plumbing and Pipe Fitting Industry	Local #38
Work Improvement Project (WIP)	Local #400
Service Employees International Union (miscellaneous employees)	Local #400
*Service Employees International Union (resident caretakers)	Local #14

2. The Executive Director is hereby authorized to execute these agreements through the Chief Negotiator.

*Agreement as to salaries in accordance with the 1980-1981 Salary Standardization Ordinance of the City and County of San Francisco.

APPROVED AS TO FORM:

____
Counsel Connie Perry

DATE:__________________________

Commissioner San Jule moved to adopt this resolution with a second by Commissioner Patterson. Discussion followed:

Mr. Milton Reiterman, Labor Negotiator thanked all those who had made the day possible, in terms of the collective bargaining agreements. He said there was a good faith effort by everyone, but emphasized that fact that the integrity of the collective bargaining process, for the first time in his career, was not violated either by the Executive Director or Commission members. Parameters were established at the bargaining table and the unions did not attempt to make any end runs, therefore coming to the necessary agreements.

Mr. Reiterman stated that these agreements are fair with respect to the men and women that are working for the Authority. He said in many instances the employees have been given a bad beef on many items. He further mentioned that for the first time there are ground rules and across the board collective bargaining agreements where we know our parameters, and that in those agreements are interfaced in a very viable grievance procedure.

Mr. Reiterman said the collective bargaining agreements with the craft unions do have some highlights. He said the Mayor's letter did specifically address certain concerns. These concerns are comprehensive contract agreements which do provide an adherence to work rules and work locations; the wage rates in relationship to our present employees remain the same. However, he said in terms of new employees the wage rates would be either in accord with the Civil Service Salary Standardization Ordinance rate, or in the case where we have not brought up our apprenticeship rates, it would be at the apprenticeship rate.

Mr. Reiterman stated that management's right to clearly manage the Authority is specifically delineated in the collective bargaining agreement. There are certain work rules that are actually in the agreement and from a professional negotiating standpoint he really did not have his heart and soul in placing those rules in the agreement; however, because of some of the problems that we have had in the Authority these rules are for the protection of both sides in relationship to the grievance procedure. Mr. Reiterman said there is no limit in relationship to using labor saving devices, but as part of the agreement we do have a labor management committee that will be in each of the areas covered in the crafts. He said the contract provides for, with the Authority's approval, work clothing and proper identification or symbols, in terms of badges, that are easily identifiable because there have been problems in that area.

Mr. Reiterman said that these agreements become the blueprint of action for us to work with labor representatives and management of our work force, as well as there being a definite desire to improve services to residents. In addition to the craft agreements (which are unparalleled as stated by Mayor Feinstein; these are across the board agreements and it is hoped that the Mayor recognizes that within her own bailiwick she has not received comparable results from her other departments) we have another first with Local 400, in terms of a Work Improvement Project. He said that he hopes that this will be agencywide and not only in terms of productivity, but also address itself to the work life of employees with the Agency. The Co-Chairman of the Work Improvement Project is Authority employee Paula Y. Young.

Mr. Reiterman said an agreement had been signed and the Local 400 representatives, Mike Moore and Marsha Peterzell, and the Authority will work in a constructive way, not only to improve the work life but to improve the efficiency within the Agency. This Work Improvement Project is a blueprint and from now on its a matter of monitoring and implementing an employee relations program, which is not only good forthe employees, but good for the residents.

Mr. Reiterman expressed his special appreciation to Carl L. Williams with respect to his support during the entire negotiating process. He said the Executive Director gave his confidence and support, in order to bring about these collective bargaining agreements.

Commissioner San Jule said that having been a Commissioner for six years and having seen a great deal of labor problems, she wanted Mr. Reiterman to know she felt he had done an outstanding job getting the Authority to the point where we have a first for the Agency. She expressed her appreciation for all his work done with staff and the Commission.

Mr. Reiterman introduced Mr. Richard Nark, Labor Representative from the HUD Area Office and Ms. Betsy Raymond from the HUD Central Office in Washington, D.C., who has come to San Francisco a number of times to give the Authority support and counsel.

Mr. Morris Evenson urged the Board to pass the resolution. He said Painters Local No. 4 had an agreement last year when they negotiated with Carl L. Williams which set the stage for this whole thing to take place (he said Carl L. Williams put the screws to them last year and Milt Reiterman did this year).

Mr. George Evankovich said labor relations have changed. He said when he was on the Commission they used to run labor relations by having the Building Trades person as Chairman of the Commission and that's how they kept things in order. Mr. Evankovich said in absence of written agreements over several years and some turmoil in public employment and relations in the City, he thinks the morale of the maintenance workers is going to improve with this agreement. He thinks that working together will be more productive by virtue of the maintenance workers having better morale. He said we can go on to what we should be doing by cooperating with each other. He also said that he thinks that funds are inadequate and the residents in public housing deserve a better break, when it comes to funding. Mr. Evankovich said that dilapidated living conditions are evident, and that labor is always blamed as being self-serving and looking after their own interests. He knows that most people who work for the Authority are concerned with the conditions they see each day, and they are willing to do anything they can to assist, including lobbying for funds.

Mr. John Walsh, representing the electricians Local No. 6, said he is very glad there is an agreement and that the best comes last. He also thanked Milt Reiterman for his patience.

Mr. Joe Mazzola said he knows he took a cut in pay but he thinks that Milt Reiterman did a hell of an excellent job. He said he has not had an agreement for the last three years and now he has to take 90% of what the outside plumbers are getting.

Mr. Dan Flores said thanks.

Ms. Betsy Raymond said this a momentus occasion and she thinks the efforts of Mr. Reiterman and the union representatives are tremendous and she will be looking across the country to see if other agencies are able to accomplish this.

Ms. Maura Kealey, Local 400, said as unaccustomed as she is to speaking, she feels the Work Improvement Project will be a major breakthrough in providing better services and a better quality of life at work, and they are looking forward to a great year in labor relations.

Chairman Cook said he is delighted to see that successful negotiations have resulted in comprehensive bargaining agreements with local unions representing our employees. He said the entire staff has worked hard and diligently and the Executive Director and Chief Labor Negotiator together comprised a team that has represented management admirably during the past few months (their involvement is really appreciated and they have done a tremendous job) with labor negotiations this year, and he thinks we will see some very definite improvements.

Chairman Cook acknowledged the support of the Mayor's Office and local HUD representatives in achieving these results in the spirit of cooperation with local representatives from labor. He said now is the time to accept our laurels and to move on to our primary responsibility of continuing to improve our emoloyee relations program, as well as services to the residents of the San Francisco Housing Authority.

Mrs. Cleo Wallace said they (PHTA) were very pleased after working with Mr. Reiterman and the staff, in order to come this far. She said she knows the job is not complete and they are looking forward to continuing their work. She gave emphasis to the Work Improvement Project and said they stayed on the sidelines, but since the agreement has been written and signed she now sees where they are coming from.

The Chairman called for the vote.

UNANIMOUSLY APPROVED.

(b) RESOLUTION ADOPTING BY-LAWS, AS AMENDED

RESOLUTION NO. 2353

Resolution No. 2353
RESOLUTION ADOPTING BYLAWS AS AMENDED
October 9, 1980

BE IT RESOLVED, by the Housing Authority of the City and County of San Francisco:

That the following Bylaws be and they hereby are adopted and approved as and for the Bylaws of the Housing Authority of the City and County of San Francisco:

BYLAWS OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO

ARTICLE 1: THE AUTHORITY

Section 1: Name of Authority

The name of the Authority shall be "Housing Authority of the City and County of San Francisco".

Section II: Seal of Authority

The seal of the Authority shall be in the form of a circle and shall bear the name of the Authority and the year of its organization and shall otherwise correspond in form and design to the representation impressed hereon.

Section III: Office of Authority

The offices of the Authority shall be at 440 Turk Street in the City and County of San Francisco, State of California, but the Authority may hold its meetings at such place as may be designated by the President.

Section IV: Procedures

All matters of parliamentary procedure not covered by these Bylaws shall be handled according to Roberts Rules of Order.

ARTICLE II: OFFICERS

Section I: Officers

The officers of the Authority shall be a President, a Vice President and a Secretary.

The President shall preside at all meetings of the Authority except as otherwise authorized by Resolution of the Authority. The President shall sign all contracts, deeds and other instruments made by the Authority. At such meetings, the President shall submit such recommendations and information as he/she may consider proper concerning the business affairs and policies of the Authority.

Section III: Vice President

The Vice President shall perform the duties of the President in the general absence or incapacity of the President and in the case of the resignation, removal or death of the President, the Vice President shall perform such duties as are imposed on the President until such time as the Authority shall select a new President.

Section IV: Secretary

The Secretary shall be the Executive Director of the Authority and, as Executive Director, he/she shall have general supervision over the administration of its business and affairs, subject to the direction of the commission. He/she shall be charged with the management of the housing projects of the Authority.

As Secretary, he/she shall keep the records of the Authority and, as Executive Director, shall act as Secretary of the meetings of the Authority and record all votes, and shall keep a record of the proceedings of the Authority in a journal of proceedings to be kept for such purposes, and shall perform all duties incident to this office. He shall keep in safe custody the seal of the Authority and shall have power to affix such seal to all contracts and instruments authorized to be executed by the authority.

The Secretary shall also be the Treasurer of the Authority. As Treasurer, he/she shall have the care and custody of all funds of the Authority and shall deposit the same in the name of the Authority, in such bank or banks, or such other depository as the Authority may, in accordance with law, direct. Except as otherwise authorized by Resolution of the Authority, he shall sign all orders and checks for the payment of money and shall pay out and disburse such monies under the direction of the Authority. Except as otherwise authorized by Resolution of the Authority all such orders and checks shall be countersigned by the President or Vice President. He shall keep regular books of accounts, receipts and expenditures, and shall render to the Authority at each regular meeting (or more often when requested) an account of his transactions and also of the financial condition of the Authority. He shall give such bond for the faithful performance of his duties as the Authority may determine.

The compensation of the Secretary shall be determined by the Authority, provided that a temporary appointee selected from among the Commissioners of the Authority shall serve without compensation (other than the payment of necessary expenses).

Section IV a: Additional Officers and Assistant Officers

The Authority may, by Resolution, appoint such officer or officers or assistant officer or officers and define the duties of such officer or assistant officers as the Authority may by such Resolution determine.

Section V: Additional Duties

The officers of the Authority shall perform such other duties and functions as may be required by Authority or the Bylaws or rules and regulations of the Authority.

Section VI: Election or Appointments

The President and Vice President shall be elected at the Annual Meeting of the Authority from among the commissioners of the Authority and shall hold office for one year or until they are removed or until their successors are elected and have qualified.

The Secretary shall be appointed by the Authority. Any person appointed to fill the office of Secretary, or any vacancy therein, shall have such term as the Authority fixes, but no Commissioner of the Authority shall be eligible to this office except as a temporary appointee.

Section VII: Removal

The President and Vice President may be removed from office, prior to the expiration of their one-year terms as officers, with the vote of at least four Commissioners.

Section VIII: Vacancies

Should the offices of President or Vice President become vacant, the Authority shall elect a successor from its membership at the next regular meeting, and such election shall be for the unexpired term of said office. When the office of Secretary becomes vacant, the Authority shall appoint as aforesaid.

Section IX: Additional Personnel

The Authority may employ such personnel as it deems necessary to exercise its powers, duties and functions as prescribed by the Housing Authorities Law of California and all other laws of the State of California applicable thereto. The selection and compensation of such personnel (including the Secretary) shall be determined by the Authority subject to the laws of the State of California.

ARTICLE III: MEETINGS

Section I: Annual Meetings

The Annual Meeting of the Authority shall be held on the fourth Thursday of May at the regular meeting place of the Authority. In the event such date shall fall on a legal holiday, the Annual Meeting shall be held on the next succeeding business day.

Section II: Regular Meetings

Regular meetings shall be held at the regular meeting place of the Authority on the 2nd and 4th Thursdays of each month, at 10:00 a.m., unless the same shall be a legal holiday, in which event said meeting shall be held on the next succeeding business day.

Section III: Special Meetings

Special meetings may be called by the President or by three Commissioners, for the purpose of transacting any business of the Authority, and notice thereof shall specify the purpose of said meeting and be mailed to each Commissioner at least 48 hours before such meeting. All of the meetings of the Commissioners of this Authority, whether regular or special, shall be open to the public except meetings involving personnel matters.

Section IV: Executive Session

The Commission may call executive sessions to deal with personnel matters and said executive sessions shall be in accordance with state and federal laws dealing with public agencies holding private meetings.

Section V: Quorum

The powers of the Authority shall be vested in the Commissioners thereof in office. Four Commissioners shall constitute a quorum for the purpose of conducting its business and exercising its powers and for all other purposes.

Section VI: Order of Business

At the regular meetings of the Authority the following shall be the order of business:

1. Roll call
2. Visitors
3. Approval of agenda
4. Approval of minutes
5. General communications
6. Report of Secretary
7. Committee reports
8. Report of Counsel
9. Tenant representative report
10. Unfinished business
11. New business
12. Adjournment

All Resolutions shall be copied in a journal of the proceedings of the Authority.

Section VII: Manner of Voting

The voting of all questions coming before the Authority may be by roll call, and the ayes and nayes shall be entered upon the minutes of such meeting and any Commissioner can request a roll call vote.

ARTICLE IV: AMENDMENTS

Section I: Amendments to Bylaws

The Bylaws of the Authority shall be amended only with the approval of at least four of the members of the Authority at a regular or special meeting held or called in the manner provided herein.

ARTICLE V: COMPENSATION OF COMMISSIONERS

Section I: Compensation of Commissioners

The Commissioners of the Authority shall comply with the provisions of Health and Safety Code Section 34274, as amended in the area of matters involving per diem payments at no more than four meetings per month, traveling and subsistence expenses incurred in the discharge of duties. A meeting means any regular or special meeting of the Commission or any specially called meeting of a Standing Committee of the Commission.

The Commissioners and employees of the Authority shall comply with the provisions of Health and Safety Code Section 34281 and Government Code Sections 1090 et sequitur and Sections 3610 et sequitur, as amended in the area of matters involving possible conflict of interest.

ARTICLE VI: CONFLICT OF INTEREST

The Commissioners and employees of the Authority shall comply with the provisions of Health and Safety Code Section 34281 and Government Code Sections 1090 et sequitur and Sections 3610 et sequitur, as amended in the area of matters involving possible conflict of interest.

Commissioner Westbrook moved for adoption of the By-Laws, as Amended, with a second by Commissioner Brooks.

The Secretary called attention to several typographical errors as follows: page 1 - Article 2, Section 2 and Section, should read 'President' and 'Vice President' instead of 'Chairman' and 'Vice Chairman'; Section 3, after 'resignation' add 'removal', 'death'; page 4, Section 4 should read 'may' instead of 'shall' and also Section 7 should read 'may' instead of 'shall'.

The By-Laws were unanimously approved with the necessary corrections.

(c) REPORT FROM STAFF ON CURRENT EFFORTS TO IMPROVE CONDITIONS IN THE PLAZA DEVELOPMENTS

Mr. Williams said as the Commission was aware in a report previously sent to the Mayor he indicated the Authority was making special efforts to improve contitions in the Plaza area. He said meetings have been held with tenant representatives and the purpose of these reports is to apprise the Commission of what is being undertaken to improve conditions in the Plaza. Mr. Williams said reports will be given by the Planning and Program Development Department, the Maintenance Department, the Resident Services Department, and the Housing Authority Police.

Mr. Ron Atkielski, Architectural Planner, said the Plaza West project has 332 apartments but currently has no recreational space, meeting space, or laundry facilities. He said the Plaza is bounded by Divisadero, Pierce, Turk and Eddy Streets in the Western Addition. Mr. Atkielski said there there are three building complexes within the project which are 11-stories. He said each has two elevators and the apartments are on the second floor up. There is some available space on the ground floor which is not being used which will be converted into recreational and meeting spaces and a laundry. He said the Authority plan to provide washers and dryers. Mr. Atkielski said the residents will have easy access to the laundry and recreational areas because of the close proximity to the elevators. There will also be public restrooms and office space.

Mr. Atkielski said there is also a severe problem with the mailboxes and the delivery of mail to the residents. He said that many of the residents have to wait at their mailboxes for the letter carrier in order to receive mail. Plans have been made to locate the mailboxes inside the laundry room. He said the mail will be delivered from the rear of the mail boxes through a separate door that can be entered by Post Office personnel only.

Commissioner Westbrook asked for clarification on the installation of the mailboxes. Mr. Atkielski said the present mailboxes can be opened simultaneously and what the Authority plans to do is have the mailboxes so that they will open from the rear in a room that will be locked and have a steel door and frame. He said anyone trying to break in would have to break the steel door, which would be difficult, or they would have to break into each individual maxilbox. This is a difficult problem and a solution to secure the mailboxes should improve the situation.

Commissioner San Jule asked if there has been any previous laundry space. Mr. Atkielski said there was a laundry located on the roof when the project was first built but because of its isolation many things happened and the laundry was eventually closed. He said that the Plaza East already has a laundry and meeting space which was inatalled about five years ago.

Mr. Dennis Guest, Director of Resident Services said at 1145-47 Scott Street the Authority has hired 4 Floor Captains who are responsible for two floor each. Their duties consists of checking the floors, doing minor clean up and spot cleaning the walls. He said we are in the recruitment process for 1125-27 Pierce Street. He also said, as of this morning there are six vacant units that are reach at 1125-27 Pierce, which are being shown to prospective residents. It is anticipated the units will be leased today. He said to the best of his knowledge there are no other vacancies at this project which is big improvement from where were were about two months ago when there were 35 vacancies.

Mr. Guest said one thing that is important to relate is that our moveout rate, with the exception of Hunters Point, averages 100-110 moveouts per month, which totals 1200 units per year and put added pressures on the maintenance crew. He said compounding the problem within the comint year we will have residents moving out of other projects back to Hunters Point. It is anticipated that within thenext year there will probably be 1500 vacant units.

The Director of Resident Services said he has asked the questions about where the people are moving but there is no consistent answer. He said some people move out because of rent delinquency and the threat of eviction, some are leaving the city. He said there is a 20% turnover every year in a city where the housing costs are extremely high outside of public housing.

Commissioner San Jule said she was curious about the high turnover. She asked if this is a higher turnover rate than other cities. Mr. Guest said he can only relate that when he was at the Oakland Housing Authority the turnover rate was significantly lower than this Authority's but they have approximately half as many units. Their moveour rate is approximately 20 to 30 per month. He said we do ask questions when the residents inform us they are moving but unfortunately we have a fairly high "skip" rate - residents move and we discover the units after they are gone. He said there is no consistent answer.

Commissioner Westbrook said hse had lived in public housing for many years. She said she gets concerned when we say a lot of people are moving - seh said that harrassment is coming from the Authority and she do not care whose toes she steps on. Commissioner Westbrook said she has had numerous complaints from the tenants since she has been a Commissioner. She said she does not always believe the staff when they make report but she has told the Executive Director and Commissioner San Jule that the Commission should take more active participation by talking to tenants and actually find out what is going on. She said she knows that the price of housing is not as high in the private sector but she also realizes that we have people in public housing paying some huge prices. She said some of the apartment are very nice inside but the surrounding area is dirty and flithy. Commissioner Westbrook said there is a lot of work to be done and she want to know when the Commission is going to do it.

Commissioner Westbrook said she notices that in Hunters Point we got good publicity which is very good, but she know that in Potrero Hill and other places there is a lot to be done. She said she recalled a lady's house being painted and thought it a disgrace when 11 or 12 other houses were so filthy and dirty you could not get into them. She said she knows there are inadequate funds but se should use the funds we have to get people in decent and sanitary housing.

Commissioner Westbrook asked why does a reporter have to spend three or four nights in the Pink Palace to get details of the living conditions. She said the Commission shoudl be doing this.

Commissioner Westbrook said we ask why people are moving out - she said the tenants may be leaving because they do not have money to pay the rent and the most important thing is to buy food for their children. She is beginning to wonder what she is doing on the Commission because she did more standing on the other side. Commissioner Westbrook said the only thing that will make the Authority have prestige is when everyone in public housing can have a decent and sanitary place to live. She said together they can make a good Commission and through the Commission and through the Commission make a good staff.

Chairman Cook said sine he is in the real estate business he knows that the moveout rate is identical to the private sector. He says maybe there are some unusual situations or circumstances within public housing, maybe the residents are being harrassed, but he knows the rate is about 20% a year. Every five years the average Californian moves in the private sector also.

Chairman Cook said he feels the Authority has made some substantial gains in the last year and he thinks the Commissioners have been here long enough to see some of the gains.

Chairman Cook said for the first time in the history of the Authority we have labor contracts; we have new staff; we have more funds for rehabilitation. He said staff is doing a good job and he is not going to sit and have someone say

everything is bad because he does not feel everything is bad. We can be critical, but we all have concerns and we all want to proceed aggressively. Chairman Cook said soon we will have the Deloitte, Haskins and Sells report before the Commission and some management and maintenance changes through this; we have an 11-B corporation; we have a lot of new Commissioners who have good ideas and as Commissioners and legislators we can bring up anything before the Commission. He said when something is wrong it should be brought up. This is the time to play a constructive role in what is going on at the Authority. Chairman Cook said he is very optimistic and he thinks we are going to have a well run Authority very shortly and everyday he sees improvements.

Chairman Cook said we have to concentrate on improving the services to residents - he sees labor contracts doing this; he sees the improvements in the Plaza so that residents do not have to walk four block to clean their clothes and do not have to stand for hours for the mailman to arrive. He said these are ridiculous things that residents should not have to deal with.

Chairman Cook said he is delighted with the progress made within the Authority within the past year but by no means is he going to sit quite and say everything is fine because it isn't. He said he makes a lot of stops at public housing where he talks to people and hears their complaints, sees their problems and he would hope the other Commissioners would do this also. He said it would be an excellent experience and a way to understand. Chairman Cook said he has also driven with the Police Department which is another way to understand.

Chairman Cook ended by saying the appreciated Commissioner Westbrook's remarks and he knows they do not always agree, but he does see things changing in a very positive way and he hope she does not get discouraged, as he did when he first became a Commissioner. He said he hopes she continues in her role as a Commission and as an aggressive one.

Commissioner San Jule said she was wondering about the 20% turnover rate and wondered if the high rate in public housing might be attributable to the unemployment problem for people in public housing. She said this is an area that she and Commissioner Westbrook can oook into and hopefully do something about, either politically or by some other means.

Mr. Larry Custus, Director of Maintenance, said work has been completed at 1125-27 Pierce Street, where 34 units were rehabilitated. He said work had begun at 11-30-32 Scott Street on September 17, 1980, where there are 13 vacant units, these units have not been completed as yet. Mr. Custus they are also working at 1145-47 Scott Street where there are 16 vacant units of which two are completed. The cost in labor is approximately $63,000 and materials cost approximately $11,000. The schedule for completion of 1130-32 Scott is October 17; 1145-47 Scott is scheduled for completion by November 12, 1980. He said the maintenance crew will start work at 1230-32 Buchanan, then go to 1133-35 Laguna and then the Plaza Annex.

Troy Dangerfield, Commander of the Housing Authority Police said he has prepared a report compiling data starting in September in which he has been trying ways to reduce crime and vandalism at 1125-27 Pierce Street. He said this seems to be part of the problem of why people are not moving into this area. Commander said essentially what has ahppened in these two buildings is that there is outside elements and criminal elements who had taken over the building from the residents. He said August was the first month that staff actually became involved in crime prevention and each month starting from August the incidences of crime has increased which is due to more reporting. Hopefully this trend will continue and this will have an impact on people moving into the area because they have police protection. He said this is an expensive way to do things but in terms of reclaiming the building for the residents this is a good way to proceed. Commander Dangerfield said police personnel are working in the area 24-hours a day and the City Police are also spending more time in the area. He said this particular area, the Park Police District, we have developed a better sense of cooperation from the police.

Mr. Dangerfield said there are a lot of other areas of the City that need this same protection but the Authority does not have the resources to really give this protection on a large scale. He said with the limited personnel, the only way to handle the problem is whenever any area has a high incidence of crime his department will concentrate on that particular area.

Commissioner Westbrook asked about the suspicious occurrences with master keys and if this problem has been corrected? Commander Dangerfield

said the problem has not been resolved entirely but they had apprehended a youth with a large number of master keys which were confiscated but there were other keys made from the masters and some places would have to be rekeyed and a better means to control the keys would have to be instituted.

Commander Dangerfield said he has personally talked to some of the people in the area since the program began and the residents are feeling more secure in their surroundings.

Commissioner Westbrook asked if the Authority staff had the right to enter a units when the resident was not home of had not given prior permission? Mr. Williams said staff needs the permission of the residents to enter the premises unless there is an emergency which endangers the other tenants. He said if this has been occurring it is contrary to law and he would like to know of instances and circumstances when this has taken place.

The Executive Director explained that the physical arrangement for the Plaza West is a result of meetings with residents and they have been working with the staff on the plans. Chairman Cook asked when would the be started. Mr. Atkielski said pending approval from the Mayor's Office of Community Development, the Authority is ready to proceed immediately. He said all construction documents are completed and prices have been received from the various sub-contracted.

11. TENANT REPRESENTATIVE REPORT:

Mrs. Cleo Wallace said the Plaza plans for improvements was discussed with PHTA and residents in the area. She said the mailboxes in the area are totally torn off - tenants have to go to the Post Office to get their mail. Mrs. Wallace said this is why it is important that whatever way the boxes are installed they should be isolated so that they will not be vandalized.

Mrs. Wallace said she was in full agreement with the installation of laundry facilities because the tenants have to walk too far to the laundry. She said when it is discussed about using other community facilities you have to have funds, join a co-op or be a resident and yet we have been told to work with the other communities. She said if there is a recreational facility for residents to utilize it would be to our advantage and it would deter crime and vandalism.

On last Friday, Mrs. Wallace said she attended a meeting with the Police Department and other people brought together at the direction of the Mayor regarding crime and vandalism in the Western Addition area. She said she was somewhat disappointed in the person from the Police Department who spent approximately 30-40 minutes in the meeting, dropped his head and left. She said she did not believe he heard anything that was said. She said according to the Police they have policemen in the area, but the vandalism continues which is the reason some of the residents are moving out.

Mrs. Wallace said there is a store across from teh 1130 Scott Street development. There ae shootings and vandalism and she does not know how to address the issue. The mall near 1111 Buchanan has numerous problem. Although she has not notified Mr. Custus, the lights are off in the are.

Mrs. Wallace mentioned Mrs. Barbara Rogers, who has spend several nights in the Plaza. She said the press always keys in on what is bad, but if someone would talke to the residents living in the area it could make a difference. She said trucks back p and dump garbage and trash, and these are not residents. Mrs. Wallace said the city has asked the Authority to pay in lieu of taxes and those areas they are supposed to maintain, particularly those related to public housing, they are not doing anything. She said for the last two weeks Housing Authority staff has cleaned up the trash. Park and Recreation says they do not have staff to come in and clean up even though they own the building. She said the children cannot play in the play area because its clutteres and this area belongs to the Redevelopment Agency or Park and Recreation. Mr. Wallace said at some point the Commission and staff should meet jointly with Park and Recreation to solve the problem.

Mrs. Wallace said she would be meeting with Commander Dangerfield to give the names of persons causing vandalism. She said she does not want to openly expose residents that live alone by having them come forward to give information. Mrs. Wallace said the people committing crime and vandalism are not all Housing Authority residents.

Commissioner Westbrook said it would be a good idea if the Commissioners met with the San Francisco Police Commission.

Mr. Williams suggested that the President of the Commission send a letter to his counterpart on the Police Commission and request that a joint working session be held by the two Commissions. Commissioner San Jule also suggested that a letter be sent to the Park and Recreation Commission.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adjourned at 11:35 a.m.

SAN FRANCISCO HOUSING AUTHORITY

October 23, 1980

The agenda for this meeting is missing

SF
H65
#3
10/23/80

HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held: Minutes
October 23, 1980

440 Turk Street
San Francisco, CA

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, at 10:00 a.m., Thursday, October 23, 1980.

1. ROLL CALL:

Meeting was called to order by President Preston Cook at 10:05 a.m.

Roll call found the following members to be:

PRESENT:

Preston Cook, President
Betty Brooks, Vice President
Joan Byrnes San Jule, Commissioner
Beatrice Patterson, Commissioner
Elouise Westbrook, Commissioner
James Fussell, Jr., Commissioner

ALSO PRESENT:

Carl L. Williams, Secretary/Executive Director
Connie Perry, Counsel

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2. VISITORS:

Geraldine Mitchell, 350 Ellis Street
Bertha Hensley
Susan Wilson-Hughes, HUD
Bobbie Sanders, Head-Randolph, PHTA
JoAnn Hendricks, Animal Control and Welfare Commission
Raymond Hackett, Citywide Council, Vice President
T. Oldham
M. Breger
Patricia Accooe, Potrero Terrace
Linda Williams, PHTA
Mary Wolridge, PHTA, Alice Griffith
Christopher Haran
Richard Avanzino, SPCA
Christine Neal
Mary Lou McAllister, Citywide Council
Thelma Kavanagh, President, 350 Ellis
Walter Knox, 320 Clementina
Louisa Ezquerro
Lee Dolson
June Zegura

3. APPROVAL OF AGENDA:

Commissioner San Jule moved for approval of the agenda with a second by Commissioner Westbrook. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner San Jule moved for approval of the minutes with a second by Commissioner Brooks. UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATIONS:

None.

6. REPORT OF SECRETARY:

The Secretary said a meeting was held with the Mayor's Office of Criminal Justice regarding the problem of crime in public housing and he expressed

the concern of the Commission that there be a joint meeting between the Housing Authority Commission and the Police Department regarding this problem. It was agreed at that meeting that the Mayor would send a letter to the Police Commissioner and to this Commission recommending that such a meeting take place. He said as soon as the letter arrives he would apprise the Commission.

7. REPORT OF COUNSEL:

Counsel Perry said the San Francisco Housing Finance and Development Corporation will be meeting on October 30, 1980, at 3:30 p.m. at which time election of officers would be held and plans for the Harkness Hospital would be discussed.

8. COMMITTEE REPORTS:

Commissioner San Jule said the Site and Design Committee met and discussed the lease and the major revisions. She said tenant representatives were present at the meeting, along with representatives from the SPCA and other interested citizens. Commissioner San Jule said the revisions were agreed upon and the Committee recommends passage of the item on the Agenda.

9. TENANT REPRESENTATIVE REPORT:

Mrs. Wallace said her statement pertained to the item on the agenda, and she would wait until that time to speak.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) Approving Revised Housing Authority Lease Agreement

RESOLUTION NO. 2354
****

RESOLUTION APPROVING REVISED HOUSING AUTHORITY

LEASE AGREEMENT
* *

RESOLUTION NO. 2354

RESOLUTION TO APPROVE REVISED SAN FRANCISCO HOUSING AUTHORITY LEASE

* *

WHEREAS, the 1979 Department of Housing and Urban Development audit findings included recommendations for changing our present Dwelling Lease; and

WHEREAS, recommendations to change the lease were also received from the San Francisco Public Housing Tenants Association and the Senior Citizens City-Wide Council; and

WHEREAS, the new Dwelling Lease will reflect a more concise and workable document; and

WHEREAS, the effective approval date will be October 23, 1980, with a 30-day posting in all Management Site Offices.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO:

1. That the Housing Authority adopt this Resolution.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Nov. 12, 1980
Date

Mr. Williams said the Authority has been in consultation with PHTA and senior citizens residents for some time regarding changes in the lease. The lease has not been revised in several years, and there are a number of changes that have been made. He said Mr. Dennis Guest, Director of Resident Services, who has been working in close consultation with the residents in preparing the revisions to the lease, would give an overview of the major provisions in the lease. He commended Mr. Guest and the residents, PHTA, and the senior citizens for their diligence in working together in a cooperative manner. Mr. Williams said this was a very sensitive and complicated matter, and he is pleased at the spirit of cooperation in this process.

Mr. Guest said that in addition to the Senior Citizens' Council and PHTA, he also received comments from HUD on the initial draft and HUD's changes have been incorporated in the lease. He said the lease had been reviewed by the Site and Design Committee and at that time there was no particular opposition to the lease from any of the groups involved.

Security Deposit - Mr. Guest said that one of the major changes in the lease is the security deposit. The present lease reads that the security deposit is either $35.00 or one month's rent, whichever is larger. Often the rent is $100 or more, and there was concern that this was too high and created a hardship for people moving into public housing. It was agreed to have a flat security deposit of $75.00, and if this created a hardship to the person moving into public housing, there would be a $40.00 deposit, and remainder would be paid over a three-month period.

Rent Adjustments - Currently, the lease reads that when a person's income decreases they should come in and have their rent adjusted. People frequently do not come in for 8 or 9 months, and in a significant number of cases, a tenant ends up with a $900 credit, and a great deal of paperwork is required to process these claims. It was agreed that the rent will be adjusted at the time the decrease is reported, with no retroactive amounts payable. It was emphasized that the responsibility is upon the tenant to report any decrease in income to the Authority immediately so that any adjustment may take effect at the earliest possible date.

Mr. Guest said that another item that was revised was misrepresentation. He said that this is a vague area currently. Unfortunately, there have been cases where a tenant does not report all their income. When this is brought to the attention of the Authority, a retroactive charge must be made. He said that the current language of the lease is vague concerning collection of this retroactive increase. The change reads: "...immediately at that time whatever money is owed is immediately due..." and that at this time we would enter into a rent delinquency agreement that a specified amount would be due and payable over a specified period of time.

Tenant Obligations - the lease now includes a provision about C B and T V antennas. Mr. Guest said there are numerous complaints from people about the bad reception in an area, and if an antenna is not installed properly on the roof, it causes damages, and we end up with leaks. Initially, no antennas were allowed, but after meeting with PHTA, Mr. Guest was informed that in some areas, reception is not very good. Mr. Guest indicated that there would be no C B antennas allowed, but regular antennas for television reception would have to be approved by the manager on a case-by-case basis to avoid damages.

Abandoned Property - Another change, which is a HUD recommendation, and to which no one was in opposition, is abandoned property in the units. In the past, we had an obligation to hold the property for 30 days. With the change, the property will be held for 14 days.

Mr. Guest said the lease was also revised to include the two-notice system. Residents who are delinquent in their rent would be served a 15-day notice, followed by a three-day notice.

Pet Policy - Mr. Guest said the pet policy would be incorporated into the lease. He said the Site and Design Committee met on this policy approximately two to three months ago, which meeting was followed by a

Commission meeting. Mr. Guest and Ms. Cleo Wallace met with Mr. Richard Avanzino of the SPCA, and Mr. Guest thought it was clearly understood by Mr. Avanzino that the policy would stand, and that this policy was brought about by the decision of the Commission. Subsequently, another Site and Design Committee meeting was held, and Mr. Avanzino was informed. Mr. Guest said there was some opposition raised regarding the policy, which basically says that "...no new tenants will be allowed to have a pet. For those who are currently in housing ...on the first or second floor, they will be allowed to keep their pets. If they do not have pets they cannot get them after October 23, 1980...", provided this passes. This policy is limited to one dog or one cat. He reiterated that this was a cooperative venture and he thinks everyone worked very well together.

Commissioner Fussell moved we accept the recommendation of the Site and Design Committee to pass this resolution with a second by Commissioner Westbrook.

Mrs. Cleo Wallace, President, PHTA, said she supports the recommendation of the Site and Design Committee, and they want the lease passed as presented. She said they have been without a lease and a pet policy for over a year. She said there are too many pit bulls, and fighting between dogs. People do not like to have their children bitten by dogs. Mrs. Wallace said there are enough tenants in the room today whose children have been bitten by dogs, and who can say what position it puts the family in each time a child has been bitten. She said they whole-heartedly support this policy.

Mrs. Nadine McAllister said at the Site and Design Committee meeting on last week, the Citywide Council Officers voted to go along with the PHTA. She hopes this issue passes on behalf of the Citywide Council Senior Citizens and the disabled.

Mr. Richard Avanzino, President of the SPCA, expressed his appreciation for the process to this point, but his feelings of generousity and goodwill end with his appreciation of the process. He said he would give the philosophical views and his legal counsel would give the legal deficiencies in the policy and the proposed lease agreement. He said in his opinion, the language in the pet policy is cold-blooded, heartless and a death sentence for pets and for some people. It is punishing responsible pet owners. He said he agrees that there is a high degree of irresponsible pet ownership currently existing in the Housing Authority; that we have a serious problem and the problem needs to be addressed. Mr. Avanzino said that people who are attempting to move into public housing who have no alternative and whose only problem is the fact that they are poor, being told that they must maintain a high degree of loneliness; that they must give up their family companion; and even though they might be in a state of fear or anxiety or stress by moving into a new environment, they must give up their loved ones, the family pets and companions. He said if this were not enough, he has medical documentation that he can present proving medically that animals minimize stress, they reduce anxiety, and improve the quality of life. Additionally, animals can provide protection, a sense of security, and in the absence of the ability to rely on family companions, there is a concern and a fear that people resort to weapons as a means of protection. He believes the Authority has not cooperated in trying to reach a reasonable compromise. There has been a compromise inasmuch as the people who live on the first and second floor will continue to have the companionship of their pet if they are currently living in public housing, and are currently on the first and second floors, but for those others who are shut-ins, for those who are elderly, for those in need the companionship a pet can bring to their lives, there is no recourse but to abandon their animals. He said that on September 21, 1980, a lady died in Florida after the Executive Director of the Housing Authority forced her to get rid of her animal or be evicted. In the opinion of her close friends, she died of a broken heart. He thinks this policy inequitable, an overreaction, and unjust. He has heard many complaints through the process up to now about the problems that have been caused by pets, but it has all focused on dogs. He thinks there are ways of controlling the irresponsible owner. He indicated that the SPCA would pledge their assistance in whatever ways possible; in some pilot project, perhaps, to make pet owners responsible. He feels that to take the problems caused by the dogs and apply it to a ban on cats and other animals as well, is definitely going far beyond the weight and testimony that has been presented in the various Committee meetings and in the Commission today. He said the Commission has the authority, the power, and the responsibility to do right by the tenants. He hopes that in

the City of Saint Francis, our fine city, that we do not look back on the story that came out of Florida and see the story repeated. He ended by saying that, were the Commissioners living with a pet as a shut-in or a senior, without other companionship, they might be a little hesitant to make such a decision.

Commissioner Westbrook said she has listened to Mr. Avanzino and some of the things he has said have merit, some do not. Commissioner Westbrook said a few weeks ago we had a young lady who went into one of the housing developments and lived there to see the condition of public housing. She said that there was crime in that building, but that some conditions she found there were due to dogs not kept on leases, which are running loose and pedestrians were forced to walk in dung. There was fear at complaining to responsible tenants. Commissioner Westbrook said she thinks the Housing Authority and the Commission had been very lenient in allowing people who needed dogs would be allowed to keep them for medical reasons, on the first and second floors. On higher floors, they create a nuisance on the stairs. Commissioner Westbrook made the point that some of the older residents currently live in homes where the dung lays out in the same areas where food is prepared and eaten because they haven't the energy to pick up after their pets. She said that on the one hand the papers and news media people are criticizing the Authority because the housing is not clean. Commissioner Westbrook mentioned Mr. Avanzino's offer of help: yet the Authority has called his group on numerous occasions about stray dogs; about litters dropped by people living out in the Avenues who didn't want them to be destroyed, and shifted their own responsibility. Then children would take the pups home because they had no pet, because they loved having a dog. She said the whole neighborhood becomes infested with dogs, and the Authority has called the SPCA again and again, with no result. Commissioner Westbrook said people have big Shepherds and Dobermans running loose, making it impossible to visit the residents. Not only one such animal, but often they own two or three. She said the elderly sometimes no not have the means or ability to clean up behind their dogs. For this reason, the elderly are put on the first and second floors, and not higher. Commissioner Westbrook said the Authority should be given the opportunity to see if this policy works and if it does not, then they will try something else. She said she has worked night and day trying to make the housing more decent, trying to see to security for the elderly and families. It is a big job, and not a job this Commission caused, but one inherited. She said that all present knew this Commission inherited enormous problems. That Mayor Feinstein has stated she will not tolerate the conditions of public housing any longer, and the Commission is trying to do something about this. Commissioner Westbrook indicated that she has been on the Commission for about three months, and requested she be allowed at least nine months to see whether some changes might be accomplished.

Commissioner Patterson said on behalf of the senior citizens, she thinks the lease has been very lenient, but she is for no pets at all. She said the poor old people are not able to take care of themselves, how can they care for a pet? She said she herself lives in the senior citizen's building where they have some pets, people have three and four cats. There are roaches, mice, everything that pets attract. Commissioner Patterson said she is for no pets even though she loves them. She said maybe the lady in Florida died because she was just ill. What is to be done about the people living in the buildings being annoyed and inconvenienced by pets. A building must have rules, leases must have rules - in this case "no pets". The interim stages always have some confusion.

Commissioner San Jule said she would like to see Mr. Avanzino and the SPCA put their efforts and his eloquence into working with the Commission, the tenants' groups, the tenants and senior citizens in making this pet policy work, and to show by his expertise what can be done and how the tenants can control their pets, and care for their pets so that they are not creating problems for other tenants. It's obvious that every tenants' group represented today is in favor of this very difficult lease, and this policy, which represent many, many months of work. She said that she, as Chairman of the Site and Design Committee, would be happy to sit down anytime and hear what he has to say.

(The meeting was recessed at 10:50 a.m. because of a bomb threat, and was reconvened at 11:10 a.m.)

Mr. Avanzino said a couple of suggestions made in response to his presentation he would like to go on record in concurring with — first, his interest in working with the Housing Authority in formulating and implementing a reasonable pet policy. He thinks the suggestion that Commissioner Westbrook made about medical reasons being exception to the policy is not incorporated in the current lease agreement, as it should be. He thinks that a lot of promises have been made both in the past and today about the irresponsible owner and major problems that are caused. He said that they do not believe in irresponsible pet ownership, that there are people who do not accept their responsibilities, but to take the meat-axe approach to address this issue by also cutting off the privilege of pet ownership for those owners who are responsible, is overly broad. He said he does not believe that because pets are abandoned on Authority property this is a reason for the Housing Authority to ban pets. This problem is not being caused by Housing Authority tenants, and to suggest that Housing Authority tenants who are handling their pets in a responsible manner must give up their privileges because of the irresponsibilities of other people in a San Francisco community is punishment, and does not address the issue. He said he would ask that the SPCA Counsel be allowed to bring up legal deficiencies so that the Commission will have knowledge of what those deficiencies are before final action is taken.

President Cook asked for a clarification on the difference between the lease and the pet policy. Mr. Guest said in terms of the actual pet policy as it has been approved, it is much more comprehensive, and deals with other types of animals. Rather than get into infinite detail and make the lease extremely long, the lease refers to pet policy for further clarification. Mr. Guest said what we are really looking at in the lease deals primarily with cats and dogs, and if all animals were named in the lease it would be quite extensive. He said what will happen is that each prospective tenant will be given the official policy with all the clarifiers so everyone has the specific policy.

Christopher Herron, Attorney representing the SPCA, suggested that the Commission take a look at Page 4 of the lease, Subsection e , which deals with the pet policy. He said in general he believes Subsection e to be confusing and vague and it is not likely to be constitutionally permissible. Mr. Herron said the date "October 23, 1980", is the date this takes effect. These agreements would be a legal contract between a tenant and the Housing Authority. It would be bound by the terms of the agreement. He said in the first sentence it states that "...new tenants will not be permitted either cats, dogs, or other animals on the premises..." and the legal cause that bans any other type of animal, any other type of pet, is a legally binding agreement. "...Existing tenants..." are permitted only one cat or dog, and only if the tenants live on the first or second floor, according to the terms of the lease provision he or she may have one cat or dog, with no other pet. There is also another troubling meaning to the sentence. The way it would legally be read, in Mr. Herron's view, is that anybody living above the second floor would be allowed to have any kind of pet they wanted. If that is not true, the language is unfair; and there is a total ban on pets according to the legal wording of that provision. The third sentence - "Tenants existing or new in the Hunters point Area, no dogs or cats or other animals permitted." Again, the same problem. An actual ban on all pets.

Mr. Herron said, lastly in that section: "...exception to this policy... blind or deaf tenants..." He said he has an understanding of what that policy means. He is not so sure prospective tenants would understand the reference. More importantly, "...requires a dog..." - who will make this determination? It is going to be the tenant who says "I need a dog, or cat"? Is it going to be Management, and if so, what guidelines are going to be presented and provided? There are no guidelines provided for this. Additionally, as a legal point there is an attempt that Dennis Guest has made to make it simple, "...the blind or deaf..." are not defined as to what constitutes blindness or deafness for the purposes of the pet policy. When is the hearing-impaired to be allowed a dog? When are people with sight impairments allowed a dog? Who is going to make this determination from a legal standpoint? He said he could go on referring to the pet policy, which is supposedly going to clarify all this, but his problem is that the policy does not clarify this. The pet policy in fact starts out with a different date ("July 1, 1980") and when he appeared at the last session he had been

told that the pet policy had not been adopted; that it would be adopted at this meeting by incorporating it into the lease. He said he has since heard that it has been adopted, and he has asked for minutes of the meetings at which it was adopted, and was told that it has not been adopted. So we have a date problem since the present policy stated October 23, 1980. He said he could go on pointing out similar types of vagueness that the Authority has with the policy. He said the SPCA is concerned that the Authority establish fair guidelines. He does not feel that these guidelines are fair. Admittedly, Mr. Herron agrees with Mr. Guest on the difficulty of this policy, but who is going to decide this and if guidelines are not established, the Authority is going to have constitutional law problems.

Commissioner Westbrook said she thinks we are getting a lot of good information from the lawyer, but she thinks that we do not need to go into all of this today. She said we have what we believe in, the philosophy of how we believe. She thinks we can have everyone talk, and tell us how wrong we are, but she believes that policy is set by the Commission and they are not going to always be right, because no one in this whole city has been right. The Commission has made mistakes, and so has the SPCA, as well as other organizations. Commissioner Westbrook said we have legal counsel with whom to consult, and problems with legal interpretation may be answered by her.

President Cook said the Authority will draft a lease and a pet policy, and his interpretation of the draft is that it is clear, and he believes our legal counsel's interpretation is clear, as is everyone elses who has studied and reviewed it. He said the intent is what is important, and we interpret the intent as to what is described here. We are not looking at every word.

Mr. Herron suggested that we take the policy to Counsel to have it reviewed. He said, as drafted, the policy is not accomplishing what we intend for it to accomplishing what we intend for it to accomplish. He said there would be some legal problem involved, which is unfair to the tenants. He said the only final closing point he wanted to make is that in general, he does not think that solution is meeting the problem.

The Executive Director said we have had several meetings with the tenants, the residents of public housing, and the seniors on this item. It seems to him that it is very clear to the residents - that is, the provisions of this lease, the implications of it as well as the problems and the solution. He said the notion that the tenants do not understand is to speak very ill of the tenants who did participate in this process, and is something of an insult. Mr. Williams said he does not think we should be deterred by these pseudo-legal arguments. He thinks this Commission, as Commissioner Westbrook says, sets policy and that policy does not need to be worded in such a way that it is clear to everyone who has basic opposition to the policy. He said they are opposed to the policy and therefore no new drafting will satisfy them.

President Cook said the new policy is very clear, that when a new tenant comes in, no pets, with certain exceptions.

Mrs. Wallace said having been a tenant for a number of years, and those tenants sitting in the audience understand very clearly what the lease and pet policy means. She said the policy of no pets above the second floor has always been in the lease. She said they had conferred with their attorney, and found the lease and policy legal and we understand the law enough, being lay-attorneys, that we can understand that it says no pets and that our meaning with reference to the first and second floor is clear, and she does not think we should dwell on this issue any longer. She said one of the things that has been dealt with is that we will find a way to work out procedures that deal with things that are not covered in this lease. This lease cannot entail every do or don't.

President Cook said he had a copy of lease dated 1969, Number 6, stating that"no dog, cat or other animal will be kept on the premises located in buildings containing three or more stories". He reiterated that this has been our policy all along, and what we are adopting here is a little bit more lenient than what it has been for at least the last ten years.

Counsel Perry said we have a grievance procedure providing for any dispute or any problems in the lease. The tenant can take it through the grievance procedure if there is any problem regarding interpretation.

You can't put everything in a lease and make it so clear that every case is decided by the provisions of the lease. There will probably be cases when we will have to go through the grievance procedure.

Mrs. Luisa Ezquerro said they are trying to get poor people treated the same as everyone else, and that means rules apply to them also. She commended the Commission for being able to bring this matter forward. However, she was invited here because in her role as Recreation and Park Commissioner she was instrumental in making sure we quit blaming each other and sat down and tried to reach a solution. She said that on her street, she finds so-called "white middle-class folks" who are letting their animals run loose, so you cannot blame poor folks just because they live in the projects. There is something that is wrong, especially when there are no training programs. She said, how about the veterinarians, and the prices they charge in the city. An awful lot of people would like to care for their animals, but they really can't afford to and it's not because they live in the projects. She said this is a chance to pull the rules and regulations together, apply them equitably, and enforce them. She said there are enough agencies in this city who have not dealt equitably, fairly or even recognized the Housing Authority, we are out here doing it on our own. If we are going to cooperate, it is time to make sure that every other department in this city which has to deal with people also does its share. She said if that is what the Authority is about, she commends them and will do all in her power to help.

Mr. Walter Knox said he has two cats and he does not intend to get rid of them. He said his pets saved his life.

Ms. Jane Segura, a member of the Animal Control and Welfare Commission said in their July meeting, the public housing policy was brought to our attention. It was concurred by the ACW Commission to send a letter to the Mayor, the Board of Supervisors, the Housing Authority, the SPCA, the Human Rights Commission, and the Commission on Aging, to have a meeting to get together and try to solve the problems. We have not received a reply, and instead of enforcing their policy, I wish we could all meet together and try to solve some of these problems because all the irresponsible dog owners are not living in the housing projects, it's a city-wide problem, and people who take care of their pets should not be punished for people that don't.

Mr. Lee Dolson said he wanted to congratulate the Commission on the time they are taking on this matter, and he knows from experience that when you have spent a lot of time sometimes the move to action is something that almost seems irresistable. But the Authority has received a letter from the animal control board, and they have recommended that maybe if you sit down just a little bit longer, then maybe some of these problems may be ironed out. He knows from his experience with many of you that you are the kind of people who care. Most of this has to do with senior citizens who have paid their dues and in some cases are homebound and lonely. These people don't only live on the first floor, they live on the second floor and above, and they care about their pets. His problem is to try to show the benefits that might come from making a small delay of this matter. First of all, you heard from one of the attorney's who was trying to point out that in legal cases involving contracts, whenever you are dealing with the real property law or the real property codes of California, there is a difference between an oral contract and a written contract, and certainly written contracts govern the real property deals like leases with a great degree of detail required. Clear guidelines, avoiding all vagueness, is what we are after, and I know you don't want to read a book and I know you don't want to lengthen these agreements any longer than necessary. Still, there should be attention brought to this, which a conference might possibly bring out. There might also be some language such as the word "may" or "shall", or perhaps our Attorney might be able to win this kind of guarantee from those who are tremendously and emotionally interested. A "may" or a "shall" would give you the opportunity to exercise judgment in individual cases where you did not have irresponsible people, but you have responsible people who are alone and need to keep their pets. There was reference to a grievance procedure and he would like to point out whenever you have a grievance procedure, you don't grieve against people, you don't grieve against a Commissioner trying to do a job. What you do grieve against are the procedures and the policies that have been set forth. If there is a lack of clarity, then we do have a problem and he is suggesting that maybe lack of clarity could be erased if this conference were held. The suggestions are that Human Rights Commission, Commission on Aging, the Housing Authority, the SPCA, dog owners groups or anyone who could meet with this Commission in a positive way to iron these problems out. He strongly urges the Commission to get into this

and perhaps because of the level of emotionalism which is evident today, there would be something for all of us to look at. He wanted us to know that people do die of broken hearts, and most certainly the language now suggests, and quite strongly without any chance, because of a lack of a "may" or "shall", that we might have something we would regret.

Commissioner Westbrook said that she did not recognize the Animal Control & Welfare Commission, because the correspondence in question was not sent directly to the SFHA Board of Commission, and she did not want to discuss this matter any further with Ms. Segura.

George Davis said he is the Executive Director of a senior citizen agency, and he is not here to speak as the director of an agency, but to speak more or less as a student. He thinks that any group discussion for the purpose of working out terms, should have a gerontologist present. He siad a pet is almost like a person, particularly with the elderly. A lot of work is being done relative to pets and disabled people. We should look at the value of the pet with its additional significance in its relation to people. I am not addressing the same issues as the SPCA. I am addressing this issue as it relates to gerontology.

Mr. Lenny Hermann said he wanted to speak to another point in the lease, and that is the limitation that is being placed on tenants who fail to report the decrease in income right away. We are all familiar with the vagueries of the AFDC and Social Security reporting procedures and check issuing procedures, and he is concerned that this will have an adverse affect on some people. He is asking that people who have an increase in income be given more than 30 days to report this, and have an adjustment made in terms of their rent. Also, it is very important for many people in public housing to have a clear balance in terms of the amount of money they owe the Authority. If you don't have a clear balance, you can't get transferred to another project, you owe money that you may have allocated for other reasons and those uncleared balances can result from a number of things. He also asks that when people report a decrease in income and the fact they paid more rent for a period of time that some mechanism be considered to allow them to use the difference between what their actual rent was had they reported it promptly to clear a balance or to be held in arrears so that it could be charged against repairs, or something of that nature.

Mrs. Bobbie Sanders, from PHTA, and Chairperson of Randolph and Head, said this was a public announcement, and since it is to be settled today, she does not see why everyone wants to come in today. Where have they been all this time when we have been talking about this. She said she has a daughter who has cerebral palsy, and who was bitten by a pit bull, and she has problems . She feels that the policy should pass as it is. She said the Authority has enough problems that need solving and urges passage of the pet policy.

Mr. Phil Toko, a member of the Grey Panthers, and he wanted to point out that it is time City government recognized the fact that senior citizens have paid their dues and a lot of seniors are lonely and are being held hostage in their own apartments and their only companion is a pet, a dog or cat because they cannot walk the streets to go to the store because they will get mugged. He said the entire city has to make some special exceptions for older people.

Troy Dangerfield said a lot of time has been spent talking about the pet policy and he thinks it appropriate that it is talked about from the police standpoint. We all know that funds can be better directed. The Housing Police have a large rante of problems from barking dogs to injuries to health problems. He said he has listened to several of the speakers and some of the speakers give the impression that animal values be placed before human values and this can be a big problem. He thinks the underlying point is that poor people have decided that this is the way they want things to go, they are going to take control of their destiny and he thinks we should look at this. There has been a cooperative effort by people who are residents, and the administration of the Authority and we should go ahead with this policy.

The vote was:

AYES:	Preston Cook Betty Brooks Joan Byrnes San Jule Beatrice Patterson Elouise Westbrook James Fussell, Jr.	NAYS:	None

UNANIMOUSLY APPROVED.

Mr. Norman Smith said he is the President of the Black Association of General Contractor of America in the Bay Area, and asked the Commission to waive the bonding requirementson the a project pursuant to Chapter 1, Part 1, of the Code of Federal Regulations, Title 41, dealing with public onctracts.

President Cook said he understands the concern and suggested Mr. Smith discuss this matter with Legal Counsel.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adourned at 12:00 noon.

SAN FRANCISCO HOUSING AUTHORITY

November 13, 1980

The agenda for this meeting is missing

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HOUSING AUTHORITY
OF THE
CITY AND COUNTY OF SAN FRANCISCO

Regular Meeting Held:
Thursday, November 13, 1980

Minutes

440 Turk Street
San Francisco, California

The Commission of the Housing Authority of the City and County of San Francisco met in regular session at the offices of the San Francisco Housing Authority at 440 Turk Street, San Francisco, California, on Thursday, November 13, 1980, at 10:00 a.m.

1. ROLL CALL:

Meeting was called to order by President Cook at 10:05 a.m.

Roll Call found the following members to be:

PRESENT:	Preston Cook, President Beatrice Patterson, Commissioner Elouise Westbrook, Commissioner James G. Fussell, Jr., Commissioner
ABSENT:	Betty Brooks, Vice-President Joan Byrnes San Jule, Commissioner
ALSO PRESENT:	Carl L. Williams, Secretary/Executive Director Connie M. Perry, Legal Counsel

2. VISITORS:

Joe Rusca-Chabot - S.F. Neighborhood Legal Assistance
Mary Wolridge - PHTA and Alice Griffith
Eva Mae Williams - PHTA
Bobbie Sanders - PHTA and Head and Randolph
Sadie Gray - PHTA
Hope Halikias - North Beach Tenants Association
Maybelline Hubbard - PHTA
Lucille Daniels - PHTA
Bertha Hensly - PHTA
Patricia Accooe - Potrero
Noel Carroll - SFHA Retirees
Susan Wilson-Hughes - HUD
Lenny Herrmann - Social Services
Davis Schwarts - Deloitte Haskins and Sells
Jill Nelson - S.F. Neighborhood Legal Assistance
Christine Neal - PHTA
Arthur Torres - SFHA Retiree
Lee Kendall - SFHA Retiree
Lillian Phillips - PHTA
Cleo Wallace, President, PHTA

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3. APPROVAL OF AGENDA:

Commissioner Fussell moved for approval of the agenda with a second by Commissioner Patterson. UNANIMOUSLY APPROVED.

4. APPROVAL OF MINUTES:

Commissioner Westbrook moved for approval of the minutes with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

5. GENERAL COMMUNICATION:

Mr. Williams stated he had received a letter from Mr. Gilbert Boreman, Clerk of the Board of Supervisors requesting that the Commission of the Authority and the Animal Control and Welfare Commission hold a joint meeting to discuss the matter of the pet policy in public housing. He said the letter suggested November 6 as the meeting date, but the letter was received too late to plan for this date. In discussions with the members of the Commission, it was suggested that the Executive Director prepare a letter indicating a preference that a committee from each Commission meet to discuss the matter.

6. REPORT OF SECRETARY:

Secretary reminded the Commissioners that Reverend Harry Chuck, who is the new Commissioner, would be sworn in at the Mayor's Office on November 14, at 11:30 a.m.

7. COMMITTEE REPORTS:

Commissioner Fussell, Chairman of the Finance Committee, said the Finance Committee met and their report summarizes the contents of the first two resolutions and stated he would reserve comments until such time as the items were reached on the agenda. However, the Finance Committee recommends passage of these resolutions.

Additionally, Commissioner Fussell indicated the Finance Committee discussed the benefit of conducting a comprehensive workshop for Commissioners regarding the financial conditions and financial details of the Authority. It was suggested that the Executive Director and staff draft alternative plans for such a workshop.

8. REPORT OF COUNSEL:

Counsel Perry indicated that the Development Corporation had met on October 30, 1980 and elected officers: Mr. Lapin, President; Mr. McCarthy, First Vice President; Mr. Revels Cayton, Second Vice President; William Rosso, Treasurer and Ms. Bertha Freeman, Secretary. She said a committee was also formed to research other projects in addition to the Harkness Hospital site. Mr. Jenkins, Mr. McCarthy and Mr. Rosso are the members of the committee. Counsel Perry said Mr. Tom Leathers gave a presentation on the Harkness Hospital proposal. She said the Commission would be notified when another meeting has been scheduled.

9. TENANT REPRESENTATIVE REPORT:

Mrs. Cleo Wallace, President, PHTA, reported that PHTA is presently sending out letters for Christmas donations and asked the Commissioners for contributions. She indicated that PHTA also planned on having a disco and requested the Commissioners' participation in this fund-raising event.

Commissioner Fussell asked how much has been collected last year? Mrs. Wallace said she though that perhaps $3,000. Commissioner Fussell asked what the goal would be this year and Mrs. Wallace replied they would aim for around $5,000.

Mrs. Hope Halikias, President, North Beach Tenants' Association, expressed concern regarding the various delays in implementing the Anti-Crime Program. She said that although a letter had been sent to HUD after four months, this kind of delay has set them back. Mrs. Halikias said they would assurances from the Authority and HUD that they will help push this program forward.

Mrs. Halikias said it is very demoralizing to the youths as they are expecting the training program that was promised. She said there is also a rash of crime and the bars that were installed for protection are now being used as ladders to climb to the second floor apartments, and the tenants are being robbed. Mrs. Halikias said they never imagined this would happen.

Mr. Williams asked Wil Battle, Anti-Crime Coordinator to respond. Mr. Battle indicated that at a meeting held on Monday, November 10, he had met with Susan Wilson-Hughes of HUD, Ms. Sylvia Franklin of HUD, a representative of the residents association, and Ms. Mary Perata. Ms. Perata had brought up the same concerns as Mrs. Halikias. The delays were caused because the information requested involved several departments and there were numerous conflicting assignments which prevented a timely response to the HUD letter. Mr. Battle said is concern regarding HUD departmental representation and himself had also been clarified.

Commissioner Fussell asked how long before we would have some positive results. Mr. Battle said the letter had been sent to the local HUD office for review and approval and will then be forwarded to the HUD Central Office in Washington, D.C. for further action. Hopefully, funds will be released.

Commissioner Fussell interjected that the window covers, although creative in design, could serve as ladders, although that had not previously

been apparent. He wondered what might be done to alleviate the problem.

Mrs. Halikias said she had wanted to grease the bars as a temporary measure, but that she had been advised by Mr. Custus that the Authority would be liable for damages. She questioned the reasonableness of liability being incurred for such injuries.

Mr. Battle indicated that in the next two weeks staff from Program Development and Planning Departments would be meeting to address the modernization application as it pertains to window grilles, etc. When asked by Commissioner Fussell how long before the paperwork would be completed, Mr. Battle said his very optimistic estimate, based on conversations with HUD personnel, would be January or February of 1981.

Commissioner Fussell asked Susan Wilson Hughes what impact the change in administration would have on processing this application. She said it would have no impact because the funds are already allocated. She said the local HUD Office would review the application and have their attorneys put it in the form of a contract, which will then be forwarded to HUD Central Office in Washington, D.C. She estimated it should take about two months to complete.

Mrs. Jewel Green said she is a tenant under the Section 8 program and had been a tenant of the projects since 1946. Since being in the Section 8 program she has had many problems. Mrs. Green said she had been trying to get an appointment with the Executive Director for the last six months to let him know what has been going on. She said her situation involved a decrease in her family size necessitating that she find a smaller unit. Mrs. Green and her two sons were living in a four bedroom unit and one has since left the home. She and one son, who is retarded, currently live together. She said the Authority has a letter from her doctor stated her and her son's condition. Mrs. Green understands that she must find a unit more suitable to her present status because of HUD regulations. Further, that Authority personnel had visited her home and looked all around her home and in the closets. She felt they treated her very discourteously. Mrs. Green said she had been sent to apartments on the third floor, which would not be good for her or for her son. There were three rooms - one bedroom did not have a closet, no heater, and the bathroom was on the back porch. She said the entrance to the apartment and to the garbage area were not easily accessible because of her physical condition. She does not understand why she was referred to such a unit when staff is aware of her condition.

The Executive Director asked Mr. Tom Gholson, Leased Housing Administrator, to respond. Mr. Williams also expressed his desire to find out after the meeting which staff had been involved in Mrs. Green's case. He added that Authority personnel are required to visit the units in order to meet certain compliance requirements as mandated by HUD.

Mr. Gholson indicated that he had been involved in this matter since May, when Mrs. Green's lease expired, and the owners requested a large increase in the rental amount, which would preclude Mrs. Green from continuing in residence according to HUD regulations. Mr. Gholson said they asked Mrs. Green to secure a letter from her doctor indicating any special circumstances which might require her staying in a four bedroom home. Her doctor indeed sent a letter, but without specifying any reason why she might need the extra bedrooms. For example, that the extra bedroom is needed for a live-in housekeeper to care for her son. Because the owner was requesting more rent than the Authority is allowed to pay, Mrs. Green would have to be re-certified for a smaller unit. Mrs. Green had indicated that her second son would be returning to live with her, which would qualify her to stay in the larger unit, however when the staff gave Mrs. Green income verification forms to be filled out by this son, Mrs. Green informed us that her son refused to give the information since his name was not on the original lease. Mr. Gholson said the fact that the son would be living in the unit and is a relative makes it necessary that the Authority receive income verification from the son.

President Cook stated that a City statute states that the rent could only be raised 7% within a 12-month period and questioned whether the landlord might not be in violation of this statute. Mr. Gholson said that the increase had been within the law, but the fact that Mrs. Green's son moved out had made Mrs. Green ineligible for a three-bedroom unit unless the owner wanted to keep the rent within the two-bedroom range, for which Mrs. Green qualified.

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[illegible]

Commissioner Westbrook indicated she had been concerned at the conditions described by Mrs. Green when she had first heard them, and expressed disappointment at the evidently poor screening done by Authority personnel as far as Section 8 housing is concerned. Commissioner Westbrook said she felt, however that such items could be further dealt with in Committee or Executive session.

President Cook requested that staff work with Mrs. Green to enable her to find adequate and suitable housing for her needs.

Commissioner Fussell saked Mr. Gholson whether Authority personnel are required to inspect listing under Section 8 prior to sending the tenant to look at the units.

Mr. Gholson indicated that occasionally the Authority makes pre-inspections, but usually an owner will call indicating that they have units available, and the addresses and telephone numbers are listed in a book. The prospective tenant inspects the property, and meets the owner. The owner makes the decision as to whom he will lease the property. The tenant is responsible for finding adequate housing. In cases such as Mrs. Green's the Authority to the extent possible, makes every effort to assist in finding a unit.

Mr. George Lee, Ping Yuen, reported that 895 Pacific Avenue was without hot water. Mr. Custus said he had not heard of this and promised to have this taken care of immediately.

Commissioner Westbrook said she had received numerous calls at home from residents at Alice Griffith concerning repeated interruption of hot water. She expressed concern that staff were failing to respond to tenants' calls on these matters, and that no one has notified the tenants of the reasons there is no hot water. Although it appears that this is a citywide problem, there are a lot of rats and roaches. She said we should do everything possible to control the rats and roaches.

Commissioner Westbrook said she called the Authority Police over the weekend and was told her problem was "not my department". Commissioner Westbrook said she called again, this time identifying herself, and was treated very courteously and was told they would get an engineer out to check into the lack of hot water. She expressed dismay that when she called as a tenant she was treated rudely, particularly since she has received so many complaints about the same sort of treatment by staff from other tenants. Commissioner Westbrook suggested that an orientation procedure be instituted to inform all Authority personnel that their duties include service to all tenants to resolve the problem reported or to see that the appropriate personnel are informed of same. She reminded the Commission that all personnel employed at the Housing Authority are employed specifically to serve the tenants and hoped that steps would be taken to improve this service in the future.

Mary Wolridge stated that she lived in Alice Griffith and that the reason for the lack of hot water is that pipes are being removed from the buildings which are being vacated for renovation. President Cook asked if it were staff removing the pipes and Mrs. Wolridge said these pipes were being taken by vandals.

Mr. Williams explained that he had spoken to Commander Dangerfield about this problem and an arrest had been made but the person apprehended had been released within 24 hours by the Police Department. He indicated that the matter was still being pursued but that copper piping had great value and without security personnel available, it would continue to disappear.

Commissioner Fussell asked whether there was a relationship between the vacated three-story buildings and the water supply and if there were some way to isolate this problem.

Mr. Larry Custus, Director of Maintenance, said in some cases it can be done but when pipe is stolen, they have to locate the open line to make the shutdown. Boilers are vandalized, causing further service problems. He said there are 4 heating engineers to maintain 120 pressure vessels. He said it is a matter of determining where to apply the time because some areas have more breakdowns than others. Plus there is the added problem of frequent truck breakdowns. He said they are mechanically deficient which means the men have to double up and this affects productivity. He said in addition, there is a strike between Local 38 and the boiler repair people, which limits the Authority's ability to get contractors to perform services.

Commissioner Westbrook suggested that it might be more efficient to use a truck to drop off one or more engineers at a job and then go on to another job. She reiterated that if servicing the tenants is the goal of the Authority then finding ways to accomplish the service should be given priority. A strike is, of course, another matter. Mr. Custus explained that the determining factor for the number of men on a job depends on the size and weight of the materials. Also, when a truck breaks down, the engineers have to double up in order to get any usefulness out of the engineers. They are routed to jobs that require two people, thus causing delays in jobs requiring one person.

Mr. Williams indicated that our service equipment is very old and we are trying to replace them on a gradual basis. He said it is financially infeasible to replace them at the same time.

Mr. Custus indicated that a new program was being instituted to enlist the tenants in the battle against rodent and roach infestation. He said maintenance personnel have been trained in the use of "Roach Prufe" and they will train the tenants. The product will be distributed to the tenants by the Managers. Mr. Custus said the Maintenance Department will be delivering traps and bait to Managers to distribution. He said in order to maintain the area around the garbage cans, requires the participation of residents as well as staff in order to eliminate rats and roaches.

Commissioner Fussell inquired about the water problem at Alice Griffith and whether it would continue to be a problem. Mr. Custus said it would continue to be a problem until the Authority can get some type of security for the area on a continuing basis.

President Cook presented a request from Mr. Davis Schwartz of Deloitte Haskins and Sells that Resolution (c) under New Business be heard at this time as Mr. Schwartz had to leave town.

(c) ACCEPTING PHASE I OF PROJECT MANAGEMENT AND MAINTENANCE OPERATIONS

RESOLUTION NO. 2355

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RESOLUTION ACCEPTING PHASE I REPORT PERTAINING TO RECOMMENDATIONS FOR IMPROVEMENT IN THE PROJECT MANAGEMENT AND MAINTENANCE OPERATIONS

* *

RESOLUTION NO. 2355

RESOLUTION ACCEPTING PHASE I REPORT PERTAINING TO RECOMMENDATIONS FOR IMPROVEMENT IN THE PROJECT MANAGEMENT AND MAINTENANCE OPERATIONS

WHEREAS, the San Francisco Housing Authority on September 27, 1979 authorized the management consultant firm of Deloitte, Haskins & Sells to conduct an evaluation and submit a report regarding the evaluation and restructuring of the Authority's project management and maintenance operations; and

WHEREAS, after extensive consultations with residents, Commissioners, Authority staff and representatives of the U.S. Department of Housing and Urban Development, Deloitte, Haskins & Sells has compiled its Phase I Report regarding the project management and maintenance operations; and

WHEREAS, it is the intention of the San Francisco Housing Authority Commission that improvements be made in the project management and maintenance operations.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT:

1. The Phase I Report of Deloitte, Haskins & Sells be accepted.
2. The Executive Director report periodically to the Commission regarding the status, progress and problems involved in the implementation of the recommendations contained in this Phase I report.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Nov 10, 1980
Date

Secretary Williams said the firm of Deloitte Haskins and Sells has been under contract since 1979 to make recommendations and evaluations of the Authority's project management and maintenance operations. They have been working very diligently with staff, representatives of PHTA, the Mayor's Office of Community Development and the HUD Area Office to complete the Phase I Report. Mr. Williams said the report has been distributed to the Commission. The resolution before the Commission accepts the Report and it also indicates the implementation of this Report is to be done on a phased basis. He said he would be reporting back to the Commission on the progress of implementation. Mr. Williams asked the Commission to bear in mind that there is also a Phase II to this Report which will be in more detail with the implementation of many of the recommendations contained in Phase I.

Mr. Schwartz said he did not have a formal presentation but was available to answer any questions the Commissioners might have.

President Cook said the Report has been thoroughly discussed on many occasions and stated that the report was a good starting point for the overhaul of management and maintenance in public housing. He said he thinks we will see some very positive actions and looks forward to its implementation and hearing from DH&S on how the report is implemented.

Mr. Schwartz thanked the Commission, the Executive Director, staff and members of the MAP Team who have put in a tremendous amount of hours over this past year. He commended them for the level of commitment and support in the endeavor they have exhibited and said it augured well for the successful implementation of many of the recommendations contained in the report.

Commissioner Westbrook moved for approval of the Resolution with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

Ms. Jill Nelson, Attorney, S.F. Neighborhood Legal Assistance, asked whether copies of the report would be made available to the public. Mr. Williams asked whether Ms. Nelson were making her request as counsel of the North Beach Tenants Association in their lawsuit against the Authority and if so the report would be distributed through our attorneys today and would then be given to the attorneys in the North Beach lawsuit.

9. TENANT REPRESENTATIVE REPORTS (Contd)

Mrs. Sadie Gray of Sunnydale report that her postman had refused to deliver mail to tenants until such time as the loose dogs were put on leashes or collected. She said the postman has been bitten a couple of times and would not deliver mail again until he could do so safely.

President Cook asked Mrs. Gray if she had contact the SPCA and she stated she had but the SPCA has been unresponsive.

President Cook said he appreciated Mrs. Gray's comments although he does not like to hear these types of complaints, but he certainly thinks they are important for the SPCA to hear. He said he feels they have been most unresponsive to the tenants in public housing over the years and this will be discussed when the Commission meets with the SPCA.

Mr. Williams asked which representative from the post office had met with the tenants and indicated he would like to communicate with them further about the problem.

Mrs. Cleo Wallace added that many calls to the SPCA by tenants have been ignored and she hoped that in the future the SPCA would participate in their efforts at animal control.

Commissioner Fussell asked that Mrs. Wallace encourage tenants to record instances of contact with the SPCA and the results. Mrs. Wallace said this was being done.

10. UNFINISHED BUSINESS:

None.

11. NEW BUSINESS:

(a) RECOMMENDING PASSAGE OF SUPPLEMENTAL FUNDING

RESOLUTION NO. 2356

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RESOLUTION RECOMMENDING PASSAGE OF
SUPPLEMENTAL FUNDING FOR HUD IN THE
AMOUNT OF $113.0 MILLION

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RESOLUTION NO. 2356

RESOLUTION RECOMMENDING PASSAGE OF SUPPLEMENTAL FUNDING FOR HUD IN THE AMOUNT OF $113.0 MILLION

WHEREAS, the Housing Authority of the City and County of San Francisco is committed to maintaining its Housing Stock in a safe and acceptable condition; and,

WHEREAS, HUD is presently planning to fund 84% of eligibile subsidy for the fiscal year beginning October 1, 1980; and,

WHEREAS, an in-depth review of the proposed budget by Authority Staff determined cutbacks in operations would seriously affect the Authority's on-going programs should expenditures be reduced to the 84% funding level, a $1,578,845 decrease; and,

WHEREAS, legislation addressing funding authorizations for fiscal year 1980 for troubled Public Housing Authorities operating subsidy is now being considered in a Congressional Conference Committee;

NOW, THEREFORE, BE IT RESOLVED that the plight of the Housing Authority of the City and County of San Francisco be officially called to the attention of the Department of Housing and Urban Development and the Congressional Delegation from the State of California, the Speaker of the House and the Members of the Conference Committee on H. R. 7631 by the Board of Commissioners of the Housing Authority of the City and County of San Francisco; and,

BE IT FURTHER RESOLVED that the Board request that the Congressional Delegation be encouraged to use the powers and strategy at their disposal to provide funding necessary for essential services to the 22,000 residents of the Housing Authority of the City and County of San Francisco.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Nov 7, 1980
Date

Mr. Williams said the foregoing resolution would put the Commission on record urging passage by Congress of supplemental funding for HUD in the amount of $113.0 million. He said this legislation is presently in Conference Committee in Washington, D.C. Mr. Williams said the Finance Committee met and heard the report on the urgency of the matter and urged passage of the resolution. Mr. Williams also indicated that this Commission would be joining other Commissions who have passed similar resolutions. He said after passage the resolution would be immediately forwarded to our Congressional delegation with a request that they make efforts toward passage of the supplemental appropriation.

Commissioner Westbrook moved for approval of the resolution with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

(b) AUTHORIZING EXPENDITURES TO JEAN-PIERRE, TAYLOR AND CO. FOR ACCOUNTING SERVICES

RESOLUTION NO. 2357

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RESOLUTION AUTHORIZING EXPENDITURES TO JEAN-PIERRE, TAYLOR & CO. (C.P.A.'s) FOR ACCOUNTING SERVICES TO CLEAR PRIOR YEARS' AUDIT FINDINGS

* *

RESOLUTION NO. 2357

RESOLUTION AUTHORIZING EXPENDITURES TO JEANPIERRE, TAYLOR & CO (C.P.A.'S) FOR ACCOUNTING SERVICES TO CLEAR PRIOR YEARS AUDIT FINDINGS

WHEREAS, the U. S. Department of Housing and Urban Development (HUD) audit for the period ending September 30, 1974 contained 30 audit exceptions, of which 4 have been cleared; and,

WHEREAS, the Peat, Marwick & Mitchell & Co. audit for the period ending September 30, 1977, contained 67 audit exceptions, of which 11 have been cleared and 28 are in the process of being cleared; and,

WHEREAS, the Peat, Marwick & Mitchell & Co. audit on the community development programs for the period ending January 31, 1979 contained 31 audit exceptions, all of which have been cleared; and,

WHEREAS, in agreement with the U. S. Department of Housing and Urban Development, the San Francisco Housing Authority is proceeding to clear as many of the 54 remaining audit exceptions prior to January 31, 1981; and,

WHEREAS, in order to comply with HUD requirements relative to the clearance of these audit exceptions, the San Francisco Housing Authority seeks to enter into a contract with Jeanpierre, Taylor & Co. (C.P.A.'s) to assist the Authority Accounting Staff in completing the clearance of these exceptions.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO, THAT:

1. The Commission herein award a contract to the firm of Jeanpierre, Taylor & Co to assist the Housing Authority in the closing of these audit exceptions at a cost not to exceed $12,500.
2. This Resolution take effect immediately.

APPROVED AS TO FORM:

Connie M. Perry
Counsel

Nov. 7, 1980
Date

Mr. Williams indicated that there was a report to the Finance Committee from the Controller concerning a number of past audit findings which needed to be resolved. The Finance Committee stated that this particular firm was in a good position to help expedite the completion of these findings and would be working along with staff and it is hoped that by the deadline of January 1981 all items would be resolved.

Commissioner Fussell asked that staff keep the Finance Committee apprised of the progress of the audit exceptions.

Commissioner Westbrook moved for approval of the resolution with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

(d) RESOLUTION COMMENDING BEN HOM

RESOLUTION NO. 2358

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RESOLUTION COMMENDING BEN L. HOM
FOR SERVICES TO THE SAN FRANCISCO
HOUSING AUTHORITY

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RESOLUTION NO. 2358

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RESOLUTION COMMENDING BEN L. HOM FOR SERVICES TO THE SAN FRANCISCO HOUSING AUTHORITY

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WHEREAS, Mr. Ben L. Hom was appointed on April 18, 1979 by Mayor Dianne Feinstein to serve as a Commissioner of the San Francisco Housing Authority; and

WHEREAS, during his tenure as Commissioner and as Chairman of the Commission he faithfully and diligently discharged his duties; and

WHEREAS, he resigned from the Commission for the purpose of seeking elective office.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE HOUSING AUTHORITY OF THE CITY AND COUNTY OF SAN FRANCISCO THAT BEN L. HOM IS COMMENDED FOR MERITORIOUS AND DILIGENT SERVICE AS A COMMISSIONER AND CHAIRMAN OF THE SAN FRANCISCO HOUSING AUTHORITY:

/s/ Preston Cook
PRESTON COOK, PRESIDENT

/s/ Beatrice Patterson
BEATRICE PATTERSON, COMMISSIONER

/s/ Betty Brooks
BETTY BROOKS, VICE PRESIDENT

/s/ Elouise Westbrook
ELOUISE WESTBROOK, COMMISSIONER

/s/ Joan Byrnes San Jule
JOAN BYRNES SAN JULE, COMMISSIONER

/s/ James Fussell, Jr.
JAMES FUSSELL, JR., COMMISSIONER

/s/ Carl L. Williams
CARL L. WILLIAMS
Secretary/Executive Director

APPROVED AS TO FORM:

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Connie M. Perry
Legal Counsel

DATE:______________________

President Cook introduced the foregoing resolution commending former Commissioner Ben Hom for his service to the Housing Authority during the past year and a half.

Commissioner Westbrook moved for approval of the Resolution with a second by Commissioner Fussell. UNANIMOUSLY APPROVED.

President Cook introduced Mr. Bernard Deasy, the new Deputy Executive Director of the Housing Authority. Commissioner Westbrook asked that in the future all such appointments be presented to the Commissioners in writing prior to presentation at the Commission meeting.

Mr. Williams also stated that the Affirmative Action Officer, Mr. Nat Mason would be coming on board on November 24, 1980.

President Cook requested that staff look into overtime of employees of the Authority and present a report to the Commission for the purpose of making it part of the official Commission records. He said if it did not involve a severe hardship on staff time, he would like the report for the preceding year, and if this should be too difficult a four month period would suffice. President Cook said he would like a quarterly report in the future.

Commissioner Westbrook suggested it might not be desirable to handle such a report by individuals and asked whether that was indeed President Cook's intention. She questioned the legality of such a request and stated that maybe this should be handled in executive session as personnel matters are sensitive and should be handled in a confidential manner.

President Cook indicated he wanted such a report broken down by craft and individual. He said that since this is a public agency such disclosure should be public record. He felt there would be no legal liability but deferred to Counsel for an opinion.

Counsel Perry indicated that she would have to know more details before expressing an opinion.

Commissioner Fussell suggested this might be discussed in Executive Session or Personnel Committee with Counsel present. He said this would only delay the matter one Commission meeting.

President Cook agreed and requested that Legal Counsel look into the issue with Charles Whiteside and that they all discuss this to determine any liability. He said it would go to the Personnel Committee before coming before the full Commission.

In response to Mrs. Wallace question on whether the Commission meeting of November 27, Thanksgiving Day, would be rescheduled, Mr. Williams said he would consult with the Commission and unless there were some pressing business, he would recommend cancellation of the meeting of the fourth Thursday. He indicated that notification would be sent.

President Cook introduced the new Commissioner Reverend Harry Chuck and stated he would be sworn in the following day.

Mr. Lenny Herrmann indicated that because evictions and rents were on the rise in San Francisco, that numerous people would be coming before the Commission and staff with problems. He wanted to let the Commission know of a small fund available for offsetting moving costs and first and last month's rents for people certified for SSI. He invited referrals from the staff. He further reminded the Commission that the AFDC and SSI cost of living increases effected last June or July was going to be reduced by approximately 3% in January requiring all public housing tenants whose rents were raised during the last six months. Mr. Herrmann said he was concerned that the new lease would penalize some of the residents.

Mr. Dennis Guest said that the new lease would not be affecting any of these people since it only applied to new tenants and those renewing leases.

[illegible]

There being no further business to come before the [illegible] the meeting was adjourned at 11:30 a.m.

12. ADJOURNMENT:

There being no further business to come before the Commission the meeting was adjourned at 11:20 a.m.

Preston Cook
President

Carl L. Williams
Secretary/Executive Director

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REGULAR MEETING OF THE SAN FRANCISCO HOUSING AUTHORITY COMMISSION
WILL BE HELD ON THURSDAY, DECEMBER 11, , 1980, 10:00 a.m.
AT 440 TURK STREET, SAN FRANCISCO, CALIFORNIA

TENTATIVE AGENDA

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1. ROLL CALL:

   Preston Cook, President
   Betty Brooks, Vice President
   Joan Byrnes San Jule, Commissioner
   Beatrice Patterson, Commissioner
   Elouise Westbrook, Commissioner
   James Fussell, Jr., Commissioner
   Reverend Harry Chuck, Commissioner

2. VISITORS:

3. APPROVAL OF AGENDA:

4. APPROVAL OF MINUTES:

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5. GENERAL COMMUNICATIONS:

6. REPORT OF SECRETARY:

   Seating of Commissioner Reverend Harry Chuck

7. COMMITTEE REPORTS:

8. REPORT OF COUNSEL:

9. TENANT REPRESENTATIVE REPORT:

10. UNFINISHED BUSINESS:

    (a) Presentation of Resolution Commending Former Commissioner Ben L. Ham

11. NEW BUSINESS:

    (a) The Award of Certificates for Completion of Housing Authority Police Academy Training Program

    (b) Status Report on New Development Program - Wil Ussery

    (c) Resolution - Authorizing Rejection of Bids for Rehabilitation of 70 Dwelling Units at Hunters Point A, Lower West, CAL 1-17A

    (d) Resolution -- Authorizing Agreement Between the San Francisco Housing Authority and the Public Housing Tenants Association

12. ADJOURNMENT:

SAN FRANCISCO HOUSING AUTHORITY

December 11, 1980

The minutes for this meeting are missing

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